

R&M STATEMENT

Carbon Reduction Plan

Net zero commitment and emissions reporting

R&M Property Group Ltd

Document	RM-ST-02
Version	1.0
Issued	24 June 2026
Approved by	Thom McKenna, Director
Website issue	22 October 2026

1. Commitment to Achieving Net Zero

R&M Property Group Ltd is committed to achieving Net Zero greenhouse gas emissions by 2050 for our UK operations, in line with the UK Government's climate commitments and the requirements of PPN 06/21.

We recognise that the property development and construction sector has a significant role to play in the transition to a low-carbon economy, both through reducing operational emissions from our business activities and through the design and delivery of energy-efficient buildings that minimise whole-life carbon. Through our KWIKHAUS modern methods of construction (MMC) brand, we are actively investing in off-site manufacturing techniques that deliver substantial reductions in construction waste, transport movements, and embodied carbon compared with traditional building methods.

Our target is to achieve Net Zero emissions across Scope 1, Scope 2, and our measured Scope 3 categories by 2050 at the latest, with an interim target to reduce our total measured emissions by a minimum of 50% from our baseline year by 2035.

2. Baseline Emissions Footprint

Baseline emissions are a record of the greenhouse gases that have been produced in the past and were produced prior to the introduction of any strategies to reduce emissions. Baseline emissions are the reference point against which emissions reduction can be measured.

Baseline Year: Financial Year 2025/26

This is R&M Property Group Ltd's first Carbon Reduction Plan and therefore the financial year 2025/26 represents our baseline year. Emissions have been calculated using the UK Government GHG Conversion Factors for Company Reporting (2025) and are reported in tonnes of carbon dioxide equivalent (tCO2e), covering the seven greenhouse gases required by the Kyoto Protocol: carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF6), and nitrogen trifluoride (NF3).

The organisational boundary has been set using the operational control approach.

Baseline Emissions (tCO2e) - Financial Year 2025/26

Emissions Source	Total (tCO2e)
Scope 1 - Direct Emissions	13.0
Company vehicles (diesel/petrol fleet)	10.2
Gas consumption (office heating)	2.8
Scope 2 - Indirect Emissions (Energy)	2.1
Purchased electricity (office)	2.1
Scope 3 - Other Indirect Emissions	16.7
Category 4: Upstream transportation and distribution	6.4
Category 5: Waste generated in operations	3.1
Category 6: Business travel	1.8
Category 7: Employee commuting	4.6

Emissions Source	Total (tCO2e)
Category 9: Downstream transportation and distribution	0.8
Total Baseline Emissions	31.8

Emissions have been estimated using UK Government GHG Conversion Factors for Company Reporting (2025), applied to operational data including fuel receipts, utility bills, mileage records, and waste transfer notes for the 2025/26 financial year. Scope 3 categories have been estimated using a combination of activity data and industry-average emission factors where direct measurement data is not yet available. R&M Property Group Ltd is committed to improving the accuracy of its emissions data with each annual update of this plan.

3. Carbon Intensity Baseline

As R&M Property Group Ltd scales its operations, tracking absolute emissions alone does not fully reflect the efficiency with which the business delivers its activities. To embed carbon efficiency within a growing business model, R&M has adopted a carbon intensity metric as a companion measure alongside absolute emissions:

Carbon Intensity = Total Emissions (tCO_2e) ÷ Annual Turnover (£m)

Baseline Carbon Intensity (FY 2025/26): 31.8 tCO_2e ÷ £[INSERT FY2025/26 TURNOVER £m] = [X.X] tCO_2e per £ million turnover

This intensity measure means that R&M can grow its business and deliver more homes and commercial development - creating social and economic value - while still demonstrating meaningful progress in decarbonising each unit of economic activity. A business operating at five or ten times its current turnover will still be required to deliver year-on-year reductions in carbon per £ million of turnover, ensuring the carbon reduction commitment is commercially robust and embedded in the growth model.

Note: The actual FY2025/26 turnover figure will be inserted once financial accounts are finalised, and this plan will be updated accordingly.

4. Current Emissions Reporting

As this is R&M Property Group Ltd's first Carbon Reduction Plan, our current reporting year is the same as our baseline year (financial year 2025/26). From the second year of the framework onwards, this section will be updated annually to report the most recent financial year's emissions against the baseline, demonstrating year-on-year progress.

Reporting Year Emissions (tCO2e)

Emissions Source	Total (tCO2e)
Scope 1 - Direct Emissions	13.0
Scope 2 - Indirect Emissions (Energy)	2.1
Scope 3 - Other Indirect Emissions	16.7
Total Emissions	31.8

This plan will be reviewed and updated within six months of R&M's financial year-end each year June 30th, 2026, and the updated plan will be republished on our website.

5. Emissions Reduction Targets

R&M Property Group Ltd has set the following carbon reduction targets against the 2025/26 baseline:

- By 2030: Reduce total measured emissions by 30% from baseline.
- By 2035: Reduce total measured emissions by 50% from baseline.
- By 2040: Reduce total measured emissions by 75% from baseline.
- By 2050: Achieve Net Zero emissions across all measured scopes.

These targets will be reviewed annually as part of the Carbon Reduction Plan update cycle and adjusted where necessary to reflect changes in the business, regulatory requirements, or the availability of new decarbonisation technologies. Progress against these targets will be reported in each annual update of this plan.

R&M has also set the following carbon intensity reduction targets against the FY2025/26 intensity baseline, providing a growth-adjusted measure of decarbonisation performance:

- **By 2030:** Reduce carbon intensity by 30% from the FY2025/26 baseline.
- **By 2035:** Reduce carbon intensity by 50% from the FY2025/26 baseline.
- **By 2040:** Reduce carbon intensity by 75% from the FY2025/26 baseline.
- **By 2050:** Achieve net zero carbon intensity across all measured emission scopes.

Where absolute and intensity targets diverge in any given reporting year - for example during a period of rapid business growth - performance against the carbon intensity metric will be treated as the primary indicator of decarbonisation progress. Both metrics will be reported in each annual update of this plan.

6. Carbon Reduction Projects and Environmental Management Measures

R&M Property Group Ltd has implemented and is planning the following environmental management measures and carbon reduction initiatives. These are organised by timeframe to demonstrate our pathway toward Net Zero.

Completed Measures (Already in Effect)

- KWIKHAUS MMC Adoption: Our off-site manufacturing approach through KWIKHAUS reduces construction waste by up to 70% and compresses site programmes by 30-40%, significantly reducing emissions from site operations, transport movements, and material waste compared with traditional construction methods.
- Digital Design and BIM: Use of Building Information Modelling and digital design management we have introduced recently on our own developments, will reduce the need for physical site visits, minimises design errors that lead to material waste, and enables accurate material quantification to eliminate over-ordering.
- Waste Management Protocols: Site Waste Management Plans are implemented on all construction projects, with materials segregated for recycling. We target a minimum 90% diversion from landfill across our sites.
- Remote and Hybrid Working: Office-based staff operate a hybrid working model, reducing employee commuting emissions and associated business travel.

- Sustainable Procurement Policy: Our procurement processes give preference to suppliers who demonstrate environmental management credentials and sustainable sourcing of materials.

In-Progress Measures (Current Financial Year)

- Baseline Carbon Footprint Quantification: Full measurement of Scope 1, 2, and mandatory Scope 3 emissions using UK Government conversion factors to establish the baseline for this plan.
- Fleet Review: Assessment of company vehicle fleet to identify opportunities for transition to electric or hybrid vehicles, with the aim of beginning fleet replacement by 2027.
- Energy Audit: Review of office energy consumption to identify opportunities for efficiency improvements, including LED lighting upgrades, improved insulation, and smart heating controls.

Planned Measures (2027-2035)

- Fleet Electrification: Phased replacement of diesel and petrol company vehicles with electric vehicles, supported by installation of workplace EV charging infrastructure. Target: fully electric fleet by 2032.
- Renewable Energy Procurement: Transition to 100% renewable electricity tariffs for all R&M office premises by 2028.
- Supply Chain Carbon Engagement: Working with our supply chain partners to encourage and support carbon measurement and reduction across our Scope 3 emissions, beginning with our highest-emission categories.
- Net Zero Building Design: Progressively adopting Passivhaus and net zero carbon design principles for new developments, incorporating air source heat pumps, enhanced thermal performance, solar PV, and low embodied carbon materials as standard specifications.
- Environmental Management Certification: Pursue ISO 14001 Environmental Management System certification to formalise our environmental management processes and drive continuous improvement.
- Embodied Carbon Measurement: Implement whole-life carbon assessments for all new developments using the RICS Whole Life Carbon Assessment methodology, enabling informed material and design choices that minimise embodied carbon.

Planned Measures (2035-2050)

- Residual Emissions Offsetting: For any emissions that cannot be eliminated through direct reduction measures, R&M will invest in verified carbon offset programmes. Offsetting will only be used for genuinely residual emissions after all practicable reduction measures have been implemented.
- Technology Adoption: Continue to adopt emerging decarbonisation technologies as they become commercially viable, including green hydrogen for plant and equipment if applicable.
- Net Zero Operations: Achieve and maintain Net Zero emissions across all measured Scope 1, 2, and 3 categories.

7. Carbon Reduction Through R&M's Built Output

In addition to reducing emissions from R&M's own business operations, R&M's development and construction activities create significant carbon benefits through the design and

specification of the buildings it delivers. Whilst this is not the primary focus of this Carbon Reduction Plan, which addresses operational business emissions it is recognised as a material contribution to the wider decarbonisation of the built environment and is noted here for completeness.

Passivhaus Design Standard

R&M targets the Passivhaus design standard on eligible new-build developments. Passivhaus buildings deliver 75-90% reductions in operational energy demand compared with standard new-build, through a fabric-first approach: continuous insulation, thermal-bridge-free construction, triple glazing, high levels of airtightness, and mechanical ventilation with heat recovery (MVHR). This eliminates the need for conventional heating systems, dramatically reducing whole-life carbon emissions and energy costs for occupants.

BREEAM

Where Passivhaus is not applicable, R&M targets a minimum BREEAM Very Good rating for commercial and mixed-use developments, with an aspiration for BREEAM Excellent where this is achievable within the project brief. BREEAM Very Good typically delivers a 25-40% improvement in performance over the Building Regulations minimum, independently verified at both design and post-construction stages.

Modern Methods of Construction (MMC) and Embodied Carbon

R&M's use of modern methods of construction - including off-site fabricated structural assemblies and panel systems - reduces embodied carbon by minimising on-site material waste, compressing construction programmes, and enabling the use of low-embodied-carbon structural systems. Fewer vehicle movements and reduced wet trades further cut construction-phase emissions compared with traditional build methods.

Whole-Life Carbon Assessment (WLCA)

From 2027, R&M commits to undertaking formal Whole-Life Carbon Assessments using the RICS WLCA methodology for all new developments. This will establish and report both operational and embodied carbon for each scheme, enabling data-led design and specification decisions and ensuring that R&M's development pipeline contributes verifiably to national carbon reduction targets.

This Carbon Reduction Plan has been completed in accordance with PPN 06/21 and the associated guidance, and has been reviewed and approved by the director of R&M Property Group Ltd.

This Carbon Reduction Plan will be published on the R&M Property Group Ltd website in a prominent location accessible from the homepage. The plan will be reviewed and updated annually within six months of the company's financial year-end, with updated emissions data and progress against targets. Previous versions of the plan will be retained on the website to enable stakeholders to track progress over time.

R&M Property Group Ltd commits to maintaining this Carbon Reduction Plan throughout the duration of any framework agreement or contract awarded to it, and on all public and private sector development projects.

Declaration Signed on behalf of R&M Property Group Ltd:

Name: Thom McKenna

Job Title: Director, R&M Property Group Ltd

Date: 24 June 2026

This Carbon Reduction Plan has been signed off by a director of R&M Property Group Ltd.