

INDEPENDENT LIMITED ASSURANCE STATEMENT

TO: The Stakeholders of Peel Media Ltd

Scope and Objectives

WSP was engaged by Peel Media Ltd to provide limited assurance in respect of the Net Zero Carbon performance claims for a number of properties. This statement is limited to the assurance over the accuracy of the data and the location listed below:

White Tower

MediaCityUK, Salford Quays, Manchester, M50 2NT

Scope: Whole Building (excluding hotel)

We planned and performed our work in accordance with the International Standard on Assurance Engagements (ISAE) 3000 revised, Assurance Engagements Other than Audits or Reviews of Historical Financial Information (effective for assurance reports dated on or after 15 December 2015).

Our work includes specified data for the period 1st April 2019 to 31st March 2020.

Limitations and Exclusions

Excluded from the scope of work is any verification of information relating to activities outside the defined reporting period and scope. This limited assurance engagement relies on a risk-based sample of the data and the associated limitations that this entails. This independent statement should not be relied upon to detect all errors, omissions or misstatements that may exist.

Responsibilities

The preparation and presentation of the net zero carbon information is the sole responsibility of the management of Peel Media Ltd. WSP was not involved in the drafting of the report. Our responsibilities were to:

- Obtain limited assurance about whether the information has been appropriately and accurately prepared;
- Form an independent conclusion based on the assurance procedures performed and evidence obtained; and
- Report our conclusions to Peel Media Ltd.

Summary of Work Performed

As part of the independent verification, WSP undertook:

- Interviews with relevant personnel of Peel Media Ltd and their consultants responsible for carbon emissions accounting data;
- A review of the full-year building energy data (1 April 2019 to 31 March 2020), calculations used, aggregations and emissions factors applied;
- Assessed the robustness of the data management systems in place and internal audit checks;
- A check of the GHG calculations against UKGBC guidance;

- A review of the carbon offsetting schemes selected and telephone interview with the carbon offsetting scheme administrators.

Conclusion

On the basis of the work conducted nothing came to our attention to suggest that the net zero carbon performance stated in the Operational Net Zero Carbon report for **the White Tower**:

- Is not prepared in accordance with Peel Media Ltd.'s internal methodologies; and
- Is not materially correct and a fair representation of the net zero carbon assertion.

It is recommended that future Net-Zero Carbon reporting includes the previous year figures to indicate the energy saved through the opportunities that have been implemented and to provide year on year comparison.

Statement of Independence, Integrity and Competence

WSP is an independent professional services company. Our assurance team has the appropriate experience and competency in conducting verification over environmental, social, ethical and health and safety information, systems and processes.

WSP has a Quality Management System (QMS) which is certified to BS ISO 9001:2015 under which all our work is managed. WSP has also implemented a Code of Conduct which commits all our staff to abide by ethical principles in our business dealings with clients, shareholders, employees and suppliers. The code provides guidance and a framework for our actions and behaviours with respect to our corporate obligations as well as our business activities.

Rachel Jones



Technical Director

Manchester, September 2020

White Tower
Operational Energy Net Zero Carbon Report

MediaCityUK

Dates	01/04/2019 to 31/03/2020
Verified by	WSP UK Ltd
Building location	White Tower, MediaCityUK, Salford Quays, Manchester, M50 2NT
Building type	Offices, Class B1
Building description	A 7-storey office building forming part of the Studio Complex at MediaCityUK
Energy scope	Whole Building excluding the hotel
Assessed Net Lettable Area (m ² , equivalent to 31,646 sq ft)	2,940
% of Total Building Net Lettable Area	100%
Emission Factors	UK 2019, Location Based
Data Sources	Verified energy consumption data

Energy	This year	
	kWh	kWh/m ²
Total annual energy consumption (ex. diesel)	854,302	291
Total annual electricity consumption	450,203	153
Total annual gas consumption	-	-
Total annual diesel consumption (litres)	208	
Total annual coolth imported	238,607	81
Total annual heat imported	165,492	56
Total annual renewable electricity generation	0	-

Carbon	tCO ₂ e	kg CO ₂ e/m ²
Total annual indirect CO ₂ e from imported electricity	115	39
Total annual direct CO ₂ e from on-site fuel combustion	-	-
" " gas	-	-
" " diesel	1	0
Total annual indirect CO ₂ e from heat imported	29	10
Total annual indirect CO ₂ e from electricity used to create coolth	20	7
Total annual displaced CO ₂ e from electricity generated on-site	-	0
CO ₂ e savings achieved in report year from efficiency investments	99	34
Total annual displaced CO ₂ e from offsets	165	56
Total annual net CO ₂ e emissions	0	

Offsets

Amount and type of offsets and framework used	165 tCO ₂ e offsets purchased from Carbon Footprint Ltd for UK Tree Planting (NW) + Protecting the Amazon
Expected verification processes	The Verified Carbon Standard (VCS)
Cost per tonne CO ₂ e	£ 9.25

Efficiency investments made in report year

	Costs	Annual Saving
Investments in efficiency projects	£ 802	£ 38,177

for CO₂ saved, see above under "Carbon"