

Avison Young U.K.'s carbon footprint

This section details additional information about the basis of our reporting, the emissions scopes disclosed, performance over time and the data assumptions and estimations made in the calculations.

Avison Young U.K.'s carbon footprint

Carbon footprint, U.K., 2019 to 2023

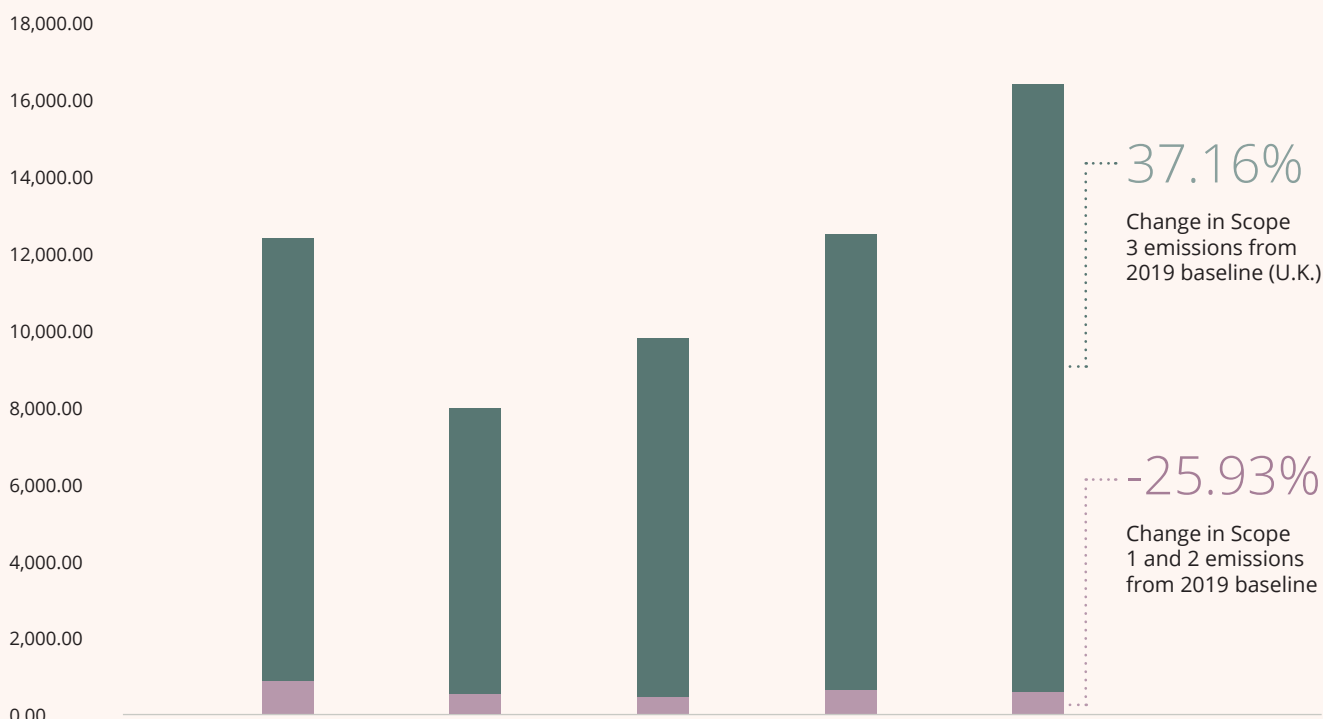
		2019		2020		2021		2022		2023	
Scope	Source	tCO ₂ e	Share of footprint	tCO ₂ e	Share of footprint	tCO ₂ e	Share of footprint	tCO ₂ e	Share of footprint	tCO ₂ e	Share of footprint
S1	Gas	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
S1	Fuel (car)	4.89	0.04%	0.78	0.01%	0.00	0.00%	0.00	0.00%	0.00	0.00%
S1	Refrigerants	0.00	0.00%	0.00	0.00%	0.00	0.00%	6.06	0.05%	4.41	0.03%
Scope 1	Sub-total	4.89	0.04%	0.78	0.01%	0.00	0.00%	6.06	0.05%	4.41	0.03%
S2	Electricity	524.61	4.20%	214.23	2.66%	174.38	1.77%	409.10	3.23%	420.35	2.53%
S2	Heat	334.36	2.68%	240.41	2.99%	247.26	2.51%	236.99	1.87%	261.21	1.57%
Scope 2	Sub-total	858.97	6.88%	454.64	5.65%	421.64	4.28%	646.09	5.10%	681.56	4.10%
S3 Cat 1	Purchased goods and services	7,487.63	59.98%	6,127.28	76.17%	7,905.09	80.23%	9,327.79	73.64%	13,622.85	81.95%
S3 Cat 2	Capital goods	839.40	6.72%	397.25	4.94%	481.23	4.88%	565.50	4.46%	461.65	2.78%
S3 Cat 3	Fuel/Energy not in S1 and S2	193.02	1.55%	100.52	1.25%	125.94	1.28%	202.77	1.60%	202.48	1.22%
S3 Cat 4	Upstream transport and distribution	19.24	0.15%	37.45	0.47%	35.15	0.36%	26.24	0.21%	13.77	0.08%
S3 Cat 5	Waste	10.94	0.09%	6.11	0.08%	2.08	0.02%	4.17	0.03%	3.34	0.02%
S3 Cat 6	Business Travel	1,107.62	8.87%	544.37	6.77%	586.45	5.95%	949.26	7.49%	631.03	3.80%
S3 Cat 7	Employee commuting	1,962.17	15.72%	375.81	4.67%	295.74	3.00%	939.53	7.42%	1,002.98	6.03%
S3 Cat 8	Upstream leased assets	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
S3 Cat 9	Downstream transport and distribution	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
S3 Cat 10	Processing of sold goods	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
S3 Cat 11	Use of sold goods	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
S3 Cat 12	End of life treatment of sold goods	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
S3 Cat 13	Downstream leased assets	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
S3 Cat 14	Franchises	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
S3 Cat 15	Investments	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Scope 3	Sub-total	11,620.03	93.08%	7,588.78	94.34%	9,431.67	95.72%	12,015.25	94.85%	15,938.10	95.87%
Total		12,483.88	100.00%	8,044.21	100.00%	9,853.31	100.00%	12,667.40	100.00%	16,624.06	100.00%
	Change compared to baseline	N/A	↔	-35.56%	↓	-21.07%	↓	1.47%	↑	33.16%	↑

Avison Young U.K.'s carbon footprint

Carbon footprint, U.K., 2019 to 2023

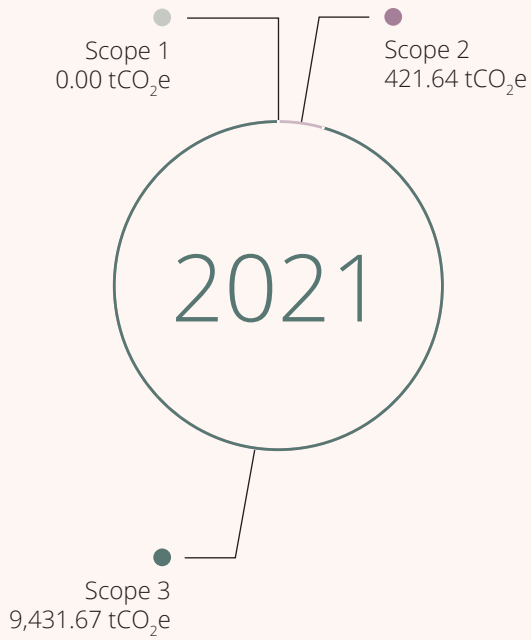
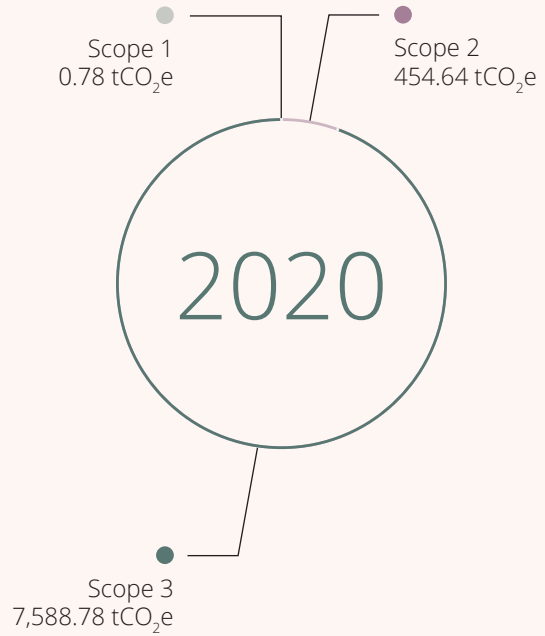
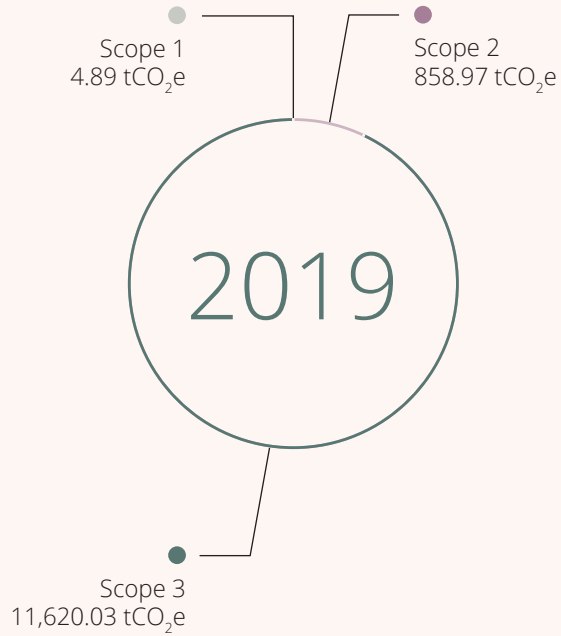
	2019	2020	2021	2022	2023				
Intensity		% change	% change	% change	% change				
kWh/m ²	272	164	-39.69%	169	-37.85%	261	-4.06%	271	-0.32%
tCO ₂ e/m ²	0.0591	0.0325	-45.04%	0.0314	-46.88%	0.0481	-18.61%	0.0530	-10.38%
kWh/FTE	2,811	1,634	-41.84%	1,700	-39.50%	2,555	-9.08%	2,750	-2.16%
tCO ₂ e/FTE	8.88	5.73	-35.49%	7.38	-16.86%	9.24	4.05%	13.12	47.77%

Annual carbon footprint

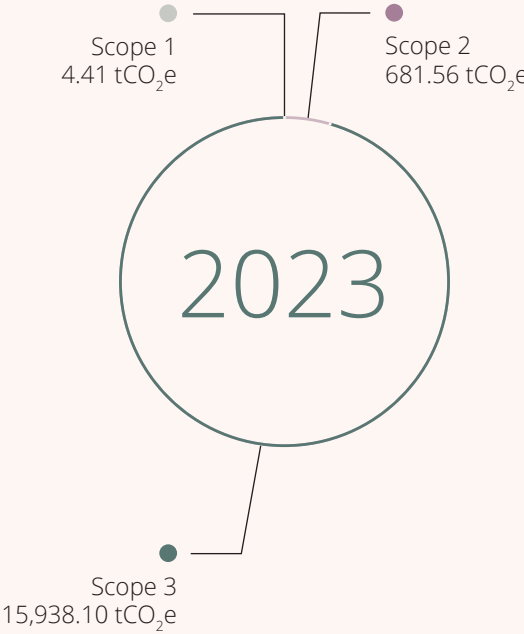


GHG Emissions	2019 tCO ₂ e Baseline	2020 tCO ₂ e	2021 tCO ₂ e	2022 tCO ₂ e	2023 tCO ₂ e	Change from 2019 baseline
● Scope 1 and 2	863.86	455.42	421.64	652.15	685.97	-25.93%
● Scope 3	11,620.03	7,588.78	9,431.67	12,015.25	15,938.10	37.16%

Avison Young U.K.'s carbon footprint



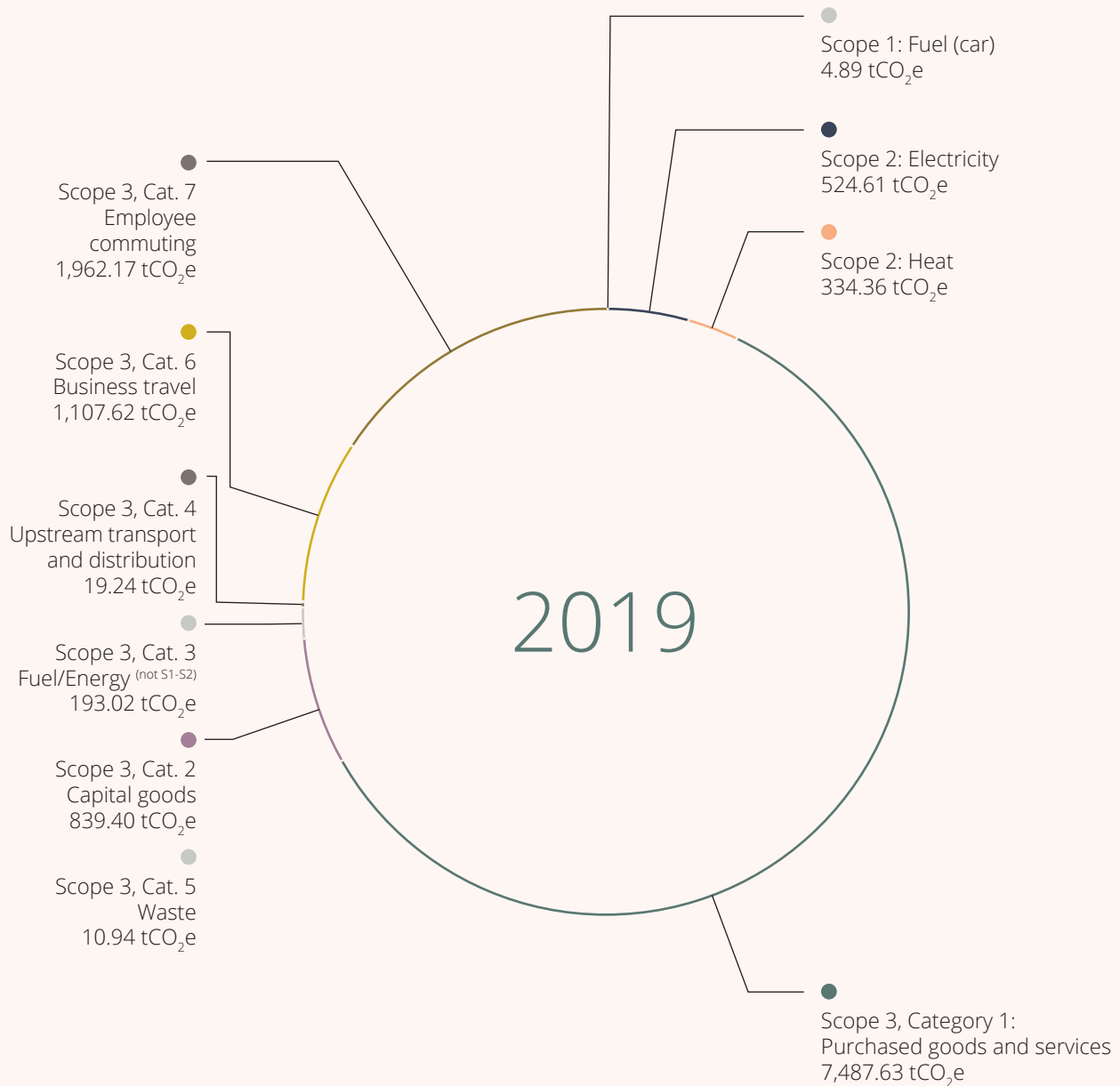
Avison Young U.K.'s carbon footprint



Photography by
Yulia Chinato
courtesy of Unsplash

Avison Young U.K.'s carbon footprint

2019 Carbon emissions (baseline)



Avison Young U.K.'s carbon footprint

Scope 1

- We have minimal Scope 1 emissions. As an occupier/tenant we have no direct operational or financial control of the gas (or other fossil fuels) used at our sites. However, we do have limited control of the heat that it produces, which is reported under Scope 2.
- Scope 1 emissions from refrigerant fugitive emissions from an air conditioning unit occurred similarly to 2022 but in a smaller quantity, therefore reducing the carbon emissions reported for 2023.
- We have responsibility for a small number of air conditioning units that contain refrigerants and have had fugitive emissions adding to our carbon footprint in 2022 and 2023 as the result of a leak. As we have moved to cloud-based data storage, the need for cooling requirements beyond what the landlord provides, will be minimal to none, therefore reducing the potential for fugitive emissions.
- We have no fleet vehicles. The return of our three fleet vehicles in 2020 means that we have had no carbon emissions from controlled vehicles since mid-2020.

Scope 2

- We have two sources of carbon emissions within Scope 2; purchased electricity and heat which are both provided via our landlords. We have limited control of these within our occupied spaces.
- The main area of control is where we can fit-out our office spaces to high standards of sustainability such as in accordance with BREEAM and other environmental assessment methodologies. As a tenant the Company has no direct control of the gas at the sites occupied but do have limited localised control of heat at some sites. Heat provided for heating and hot water provided via the landlord is reported as purchased heat under Scope 2.

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Scope 3

- We have continued an exercise to determine our Scope 3 emissions beyond business travel, waste and water. This is complete for each year from 2019 to 2023 and is amended and updated as we improve data collection and analysis. As expected, 95%+ of our emissions are located within this scope. As per previously reported years, the most significant contributing categories are purchased goods, capital goods, business travel and employee commuting.
- As for the majority of organizations, Scope 3 is where most of our carbon emissions are located. Capturing and reporting our Scope 3 emissions has been an ongoing task for the past three years, with 2022 being the first year of disclosing this data in such detail. This work continued throughout 2023, enabling us to analyze the data in much greater detail.
- However, further work is required to capture this data at a granular level. We plan to engage with our supply chain partners to capture even more detail, as we progress on our shared decarbonization journey.
- As previously reported, the scope 3 categories where the majority of our emissions are located are reported below:
 - **Procured goods and services:** This remains our largest emitter of carbon. The purchasing of subcontractor services, purchased IT and software services, office leasing and laptop leasing are some of the most carbon-intensive goods and services. We have seen the carbon emission in this category increase again over 2022 as we improve of data capture and analysis.
 - **Employee commuting:** Emissions from employee commutes were reduced during 2020 and 2021, due to the COVID-19 pandemic. In 2023, these emissions increased due to more staff returning to the office, however, the emissions are still lower than the 2019 baseline as hybrid working continues to be the new 'norm'.
 - **Business travel:** Similarly to our commuting data, emissions from our business travel have reduced during 2020/2021 due to the COVID-19 pandemic. These emissions increased in 2022, but that trend did not continue in 2023 and our recorded emissions are only slightly above the pandemic years. There was a significant reduction in long-haul flights compared to 2022 which saw an 89% reduction.
 - **Capital goods:** Our emissions in this category have continued to decrease compared to previous years. However, this is heavily impacted by the fact that office moves and fit-outs were minimal in 2023. Our London HQ office is due to relocate in 2025, but if site selection falls into 2024 we may see an increase in carbon emissions in this category next year.

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- Procured and goods and services is by far the largest single emitter of carbon. This category includes:

Purchased goods and services	2022	2023
Water supply: Supply of mains water	1.447	1.664
Laptop and multi-function device (MFD) leasing: Leasing of staff laptops and office MFDs (printing, copying, etc)	66.09	68.764
Mobile leasing: Leasing of staff mobile phones	28.690	24.390
Softphone leasing: Leasing of software installed on a device that enables phone calls over the internet	34.91	32.095
Catering: Contract for the provision of catering to company offices and hospitality	51.82	76.077
Office leasing: Leasing of U.K. office portfolio	405.37	491.483
Purchased IT services: Purchase of software licences and IT support	1,395.34	1,513.992
Purchased Software development: Purchase of software development services	75.72	53.466
Purchased subcontracted services REFIM	Not calculated	9,172.040
Purchased subcontracted services: Services required for corporate and client operations that are not available within house.	7,260.67	2,182.857
Stationery goods: Office stationery supplies	7.75	6.021

- Emissions from purchased goods and services are significantly higher than in previous years – we did anticipate this. This is due to the Scope 3 data capture and analysis that has been undertaken. As these processes and procedures improve, we expect these emissions will increase over the short term.
- Capital goods emissions have been lower in all years following 2019. This category records emissions from office alterations, and purchases of IT hardware and furniture. We have not made any significant alterations or purchases between 2020-2023.

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- Business travel has decreased compared with 2022. This is due to a significant reduction in long-haul flights which has reduced by 89%. We have also decreased the number of domestic and short-haul flights taken by our teams, as well as reduced the emissions recorded from car travel. The only mode of transport that has seen an increase compared with 2022 is rail travel. This is a preferred mode of travel for the business and we expect its use over other modes to increase. One such example is travel to [key conference events, like MIPIM, by train](#).
- Emissions recorded from employee commuting have increased as expected compared to the pandemic years of 2020/2021 and marginally over 2022 but remain significantly (42.3%) below the 2019 baseline year. It is anticipated that this will increase through 2024 as staff continue to return to the office and the business grows but is not expected to return to pre-pandemic levels.
- Avison Young will continue to collect Scope 1, 2 and 3 emission data from across the Company's occupied estate, using improved procedures and systems, and will regularly revisit historic data up to 2019 to make amendments as data collection and accuracy improves. The Company has a much greater view of its assets' performance that will help it make corporate real estate and operational decisions regarding energy efficiency, office acquisitions, refurbishments and fit-outs, business travel and commuting, and procurement of goods and services.