SASB index

The following table discloses our performance against the criteria in the SASB Home Builders Sustainability Accounting Standard version 2023–12. Data relates to the period 1 January 2025 to 31 December 2025. In cases where we do not have the exact data requested in the Standard we have sought to provide equivalent or related data. Responses do not cover our business in Spain, which accounts for less than 5% of total completions.

A note on terminology: our sites are single pieces of land which typically gain outline planning permission as a single entity. They range in size from 50 to 3,500 homes. Outlets are sites with a sales centre. 'Plots' are homes prior to completion, which are equivalent to 'lots' (the term used in the SASB standard).

Code	SASB criteria	Our approach
Land use and ecological impacts		
IF-HB-160a.1	Number of (1) lots and (2) homes delivered on redevelopment sites	In 2025, 19% of completions (excluding joint ventures) were on brownfield land (2024: 22%).
IF-HB-160a.2	Number of (1) lots and (2) homes delivered in regions with high or extremely high baseline water stress	4,157 homes (including joint ventures) were built in areas of high water stress. No homes are built in areas of extremely high water. This is based on the baseline water stress map published by the World Resources Institute's (WRI) Water Risk Atlas tool, Aqueduct.
IF-HB-160a.3	Total amount of monetary losses as a result of legal proceedings associated with environmental regulations	There were no monetary losses associated with environmental regulations in 2025.
IF-HB-160a.4	Discussion of process to integrate environmental considerations into site selection, site design, and site development and construction	We set targets to reduce our environmental footprint across our value chain, focusing on climate change and energy, nature, resources and waste. Environmental factors are integrated into our processes, including: • **Landbuying:** We review each potential piece of land against the Government's National Planning Policy Framework (NPPF), which aims to ensure that developments are economically, socially and environmentally sustainable. Our internal processes and guidance documents help us to identify and address relevant sustainability issues for each site. These include our Sustainable Development Checklist, which helps us to assess factors such as how well connected the site is to transport links and the potential impact on habitats and species. We use a digital platform for assessing and managing sustainability risks at site level, called LEADR (Land and Environment Assessment of Development Risk). It includes a pre-acquisition screening and risk assessment process for potential new sites, covering issues including remediation, flood risk, biodiversity, air quality and archaeology. • **Placemaking:** Our placemaking standards help our teams to plan, design and deliver schemes that promote social, environmental and economic sustainability. They are based on best practice such as the Building for a Healthy Life framework and cover factors such as promoting sustainable transport, connectivity with nature and resident wellbeing. All new sites include our priority wildlife enhancements, and new sites in England submitting their first planning application include at least 10% Biodiversity Net Gain. • **Construction:** Our Health, Safety and Environmental Management System covers all site activities and helps us to keep noise, dust and disturbance to a minimum, to prevent pollution incidents, reduce waste and water use and to protect biodiversity. It requires all operational sites to carry out mandatory environmental checks and to have a Site Specific Environmental Action Plan. All sites have individual site waste management plans.

SASB index continued

Code	SASB criteria	Our approach
Workforce health and safety		
IF-HB-320a.1	(1) Total Recordable Incident Rate (TRIR) and (2) fatality rate for (a) direct employees and (b) contract employees	We measure health and safety performance using an Annual Injury Incidence Rate (AIIR) metric and we report a consolidated figure for direct employees and contractors. Our AIIR for reportable injuries per 100,000 employees and contractors was 200, (2024: 212). Our AIIR remains below the average for the housebuilding sector, which was 224. This is calculated by the Home Builders Federation. Reportable injuries are those covered by the UK's Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR).
Design for resource efficiency		
IF-HB-410a.1	(1) Number of homes that obtained a certified residential energy efficiency rating and (2) average rating	The Energy Performance Certificate (EPC) is the UK property energy efficiency rating scheme, which uses an A to G rating scale, with A being the most energy-efficient. Properties are assessed by an accredited assessor. On average, our standard homes are designed to achieve an EPC rating of B and, in 2025, 28% achieved an A rating. In 2025, around 65% of homes included triple glazing and 79% photovoltaic (PV) panels.
IF-HB-410a.2	Percentage of installed water fixtures certified to a water efficiency standard	In 2025, the majority (over 70%) of our homes were designed to achieve a maximum water use of 110 litres per person per day or lower. They include water meters (England and Wales), low flow taps and showers, and dual flush toilets. From 2026, our homes will be designed to achieve a maximum water use of 100 litres per person per day, exceeding building standards requirements. In the UK, water efficiency is covered by Building Regulations Part G – Sanitation, hot water safety and water efficiency. This focuses on the expected performance of the whole home. Compliance is assessed based on water consumption data provided by product manufacturers, including for WCs, taps, baths, showers and appliances.
IF-HB-410a.3	Number of homes delivered certified to a third-party multi-attribute green building standard	All our homes are subject to UK Building Regulations, which include standards for energy and water efficiency (criteria IF-HB-410a.1 and IF-HB-410a.2). Our latest specification is 31% more carbon-efficient than our previous specification. There are no current widely used third-party multi-attribute green building standards designed specifically for homes in the UK.
IF-HB-410a.4	Description of risks and opportunities related to incorporating resource efficiency into home design, and how benefits are communicated to customers	Risks and opportunities relating to home energy and resource efficiency are considered as part of our climate change risk management processes, which are outlined in the Taskforce on Climate-related Financial Disclosures section in our Annual Report and Accounts. Our homes integrate features to help customers live a resource-efficient lifestyle (see IF-HB-410a.1 and IF-HB-410a.2) and we are preparing for the Future Homes Standard (see page 9). We have an innovative set of visual assets to help explain the energy-efficient and low carbon technologies used in our homes to customers. We also communicate the benefits via our Sales Executives, our website, marketing materials, 'From House to Home' manual, and Maintenance Guide. This includes the energy rating and the energy savings customers can expect to achieve. Our website includes tips to further reduce home energy and water use and create a nature friendly garden.

SASB index continued

Code	SASB criteria	Our approach
Community impacts of new developments		
IF-HB-410b.1	Description of how proximity and access to infrastructure, services, and economic centres affect site selection and development decisions	Proximity and access to infrastructure, services, and economic centres influence site selection and development decisions. For each scheme, we assess the current level of facilities and services and whether they are sufficient to support the scale of proposed development. We aim for future residents to have convenient access to local facilities and services via walking, cycling or public transport. Where the current level of facilities or services is not adequate, we contribute to improving local facilities. The UK's NPPF also requires consideration of the opportunities presented by existing or planned investment in infrastructure. During 2025, we contributed £359m to local communities via planning obligations (2024: £345m) to fund infrastructure and facilities, including affordable housing, green spaces, community and leisure facilities, transport, educational funding, jobs for local people, heritage buildings and public art. Around 62% of our UK completions were within 500m of a public transport node and around 87% were within 1,000m.
IF-HB-410b.2	Number of (1) lots and (2) homes delivered on infill sites	In 2025, 19% of completions (excluding joint ventures) were on brownfield land (2024: 22%). Brownfield land is previously developed land and most sites are served by existing physical installations such as roads, power lines, sewers and water. The majority of brownfield land in the UK would meet the definition of an infill site.
IF-HB-410b.3	(1) Number of homes delivered in compact developments and (2) average density	We believe that all our schemes meet the criteria for compact development. We estimate that densities on our suburban schemes range between 32 and 45 dwellings per hectare, with an average of 36 dwellings per hectare. City centre developments have a higher average density of around 200 or more dwellings per hectare.
Climate change adaptation		
IF-HB-420a.1	Number of lots located in 100-year flood zones	We don't currently collate this data. We have a rigorous process for managing flood risk. We carry out a flood risk assessment on all our sites and do not buy land unless we can mitigate flood risk. We use the Environment Agency's flood mapping tools, and take account of their input during our planning consultations. We integrate sustainable drainage systems (SuDS) that decrease flow rates to watercourses, increase infiltration into the ground and improve water quality, such as ponds, swales, permeable paving, retention basins, wetlands and soakaways. Flood risk is controlled well in the UK through the planning process. Flood risk is one of the factors considered in our climate change scenario analysis, summarised in our Annual Report and Accounts.
IF-HB-420a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	Climate risks have the potential to impact our business strategy through increased costs, reduced productivity and reputational damage. Our approach to governance, risk management, climate strategy and scenario analysis is outlined in our Annual Report and Accounts. Climate change is included as a Principal Risk within 'Natural resources and climate change'. In 2025, we scored A in our CDP Climate disclosure. Our net zero target has been validated by the Science Based Targets initiative.
Activity metrics		
IF-HB-000.A	Number of controlled lots	As at 31 December 2025, our short term landbank stood at c.77k plots (2024: c.79k plots). Our short term landbank is owned or controlled land with planning permission or a resolution to grant planning permission.
IF-HB-000.B	Number of homes delivered	Total home completions in the UK were 10,735 in 2025, including joint ventures.
IF-HB-000.C	Number of active selling communities	We traded from an average of 208 outlets in 2025 (2024: 216). Our net private sales rate per outlet per week for the year was 0.75 (2024: 0.75).