

Sustainability Highlights 2022

Cairn Homes PLC



Sustainability Highlights

Our ambition is to create sustainable communities in Ireland, always mindful of our position of leadership and looking for innovations that will demonstrate sustainable construction to our industry.

We submitted our targets for reducing our Scope 1, 2, and 3 GHG emissions to the corporate gold standard SBTi (Science Based Targets Initiative) and we expect to have these targets validated in 2023.

1,526
new homes delivered
in 2022, of which almost

500
were social and
affordable homes

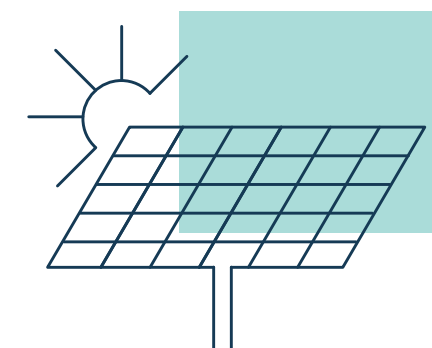


Having achieved Bronze status in 2021, we moved to Silver in the Investors In Diversity pathway with the Irish Centre for Diversity.

Scope 3 target reduction

61%

overall reduction
per sqm by 2030



Scope 1&2 target reduction

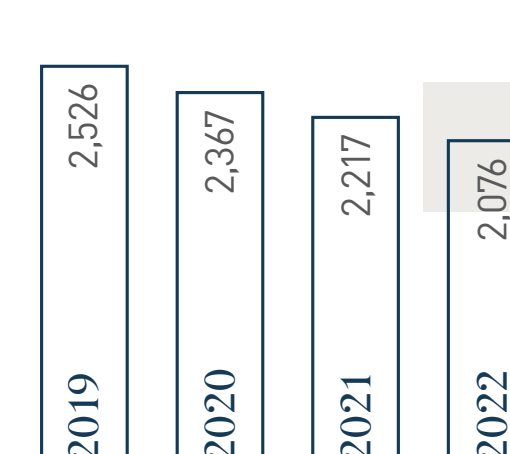
46.2%

absolute reduction by 2030
from a 2019 baseline



Scope 1&2 GHG emissions reductions

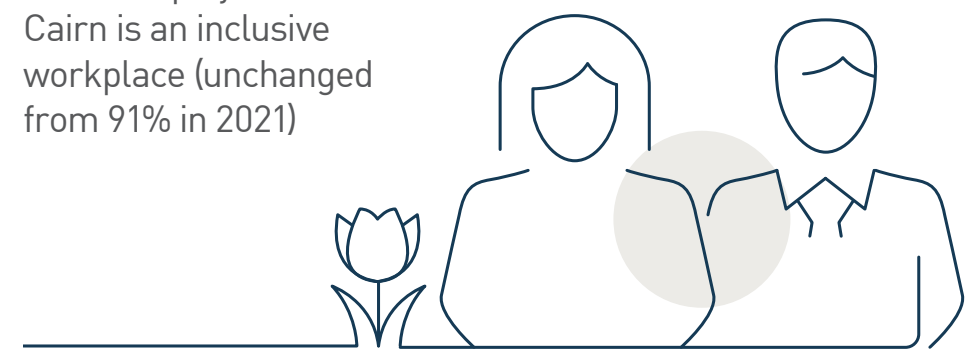
-17.8%



ED&I Agenda

91%

of our employees feel that
Cairn is an inclusive
workplace (unchanged
from 91% in 2021)



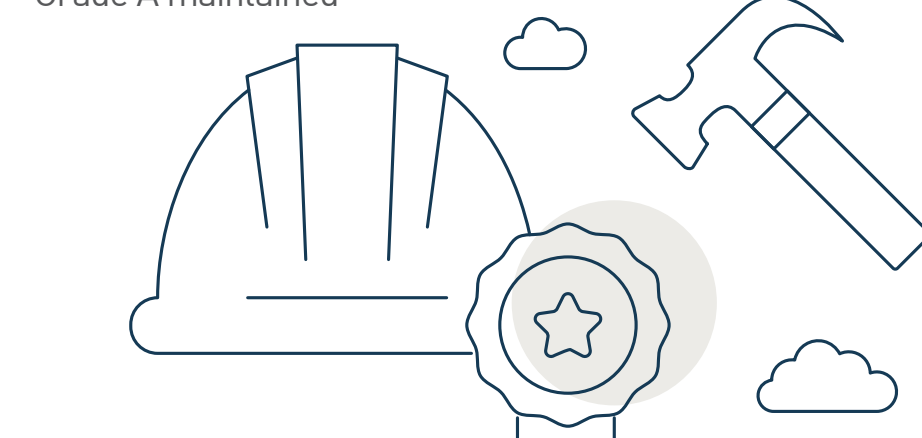
CDP Grade A-

CDP grade A- achieved for our
second full submission



Health and Safety

Safe-T Cert
Grade A maintained



Climate Action

We submitted our targets for reducing our Scope 1, 2, and 3 GHG emissions to the corporate gold standard SBTi (Science Based Targets Initiative) and we expect to have these targets validated in 2023.

SCOPE 1 & 2 COMBINED TARGET

46.2%

Absolute Reduction by 2030
from a 2019 baseline

SCOPE 3

7.1%

per sqm per year to 2030

2019

Baseline measured –
data collection on Scope
1, 2 and 3

2021-2022

Life Cycle emissions scenario
tested to understand the
most impactful changes we
can make

2022

Action plan achieving
our targets

Our Main Sources of Emissions



Direct Emissions SCOPE 1 & 2

Reducing diesel and switching
to renewable energy

Action Taken

Switch to HVO and moving
away from gas as a fuel
for homes

Next Steps

Continue our move to
100% certified
renewable electricity
sources

Strategic Priorities

We are committed to reducing
our Scope 1 & 2 emissions as
much as possible. With this in
mind, we are investigating
switching our fleet to electric
vehicles.



Groundworks and site preparation SCOPE 3

Soil management and site
investigation and preparation
prior to work commencing

2020: Soil stabilisation
through rapid impact
compaction. 2021: broader
soil management to
include detailed surveys
and maps analysing of level
and conditions of the site
before works commence

Continue to target net
zero soil import and
export by maximising
the onsite "cut and
fill"

2023 and beyond: we will
continue to enhance our
site investigation and design
analysis to optimise how we
build and to ensure we reduce
our impact on the
environment as much as
possible.



Embodied Carbon SCOPE 3

Actions relating to the materials:
Concrete, timber, glass, metals,
plastics and waste

We use timber frames
as standard, modular
balconies and bathroom
pods

Reduce waste by
increasing the use of
pre-fabricated
elements

Research & development:
using our Life Cycle
Assessment outputs and
existing research as a guide
we will focus on component
level changes (e.g. roof
trusses and balconies)
to reduce our emissions.



Energy-in-use Emissions SCOPE 3

From the use of the home (actions
relating to the energy used by the
home over its lifetime) including
heating, hot water, lighting and
appliances. Our LCA research
has shown that this is one of the
priority areas for achieving
Scope 3 emissions reductions.

Heat pumps, double
glazed, minimum BER A
rated

We will pilot an ultra
low energy demand
home and focus on
educating our
customers as to best
use of their home via
our Customer Portal.

We aim to build homes with
ultra low energy demand as
standard. This will mean we
focus on increased insulation,
triple glazed windows,
mechanical ventilation with
heat recovery and other
adaptations.

Health & Safety

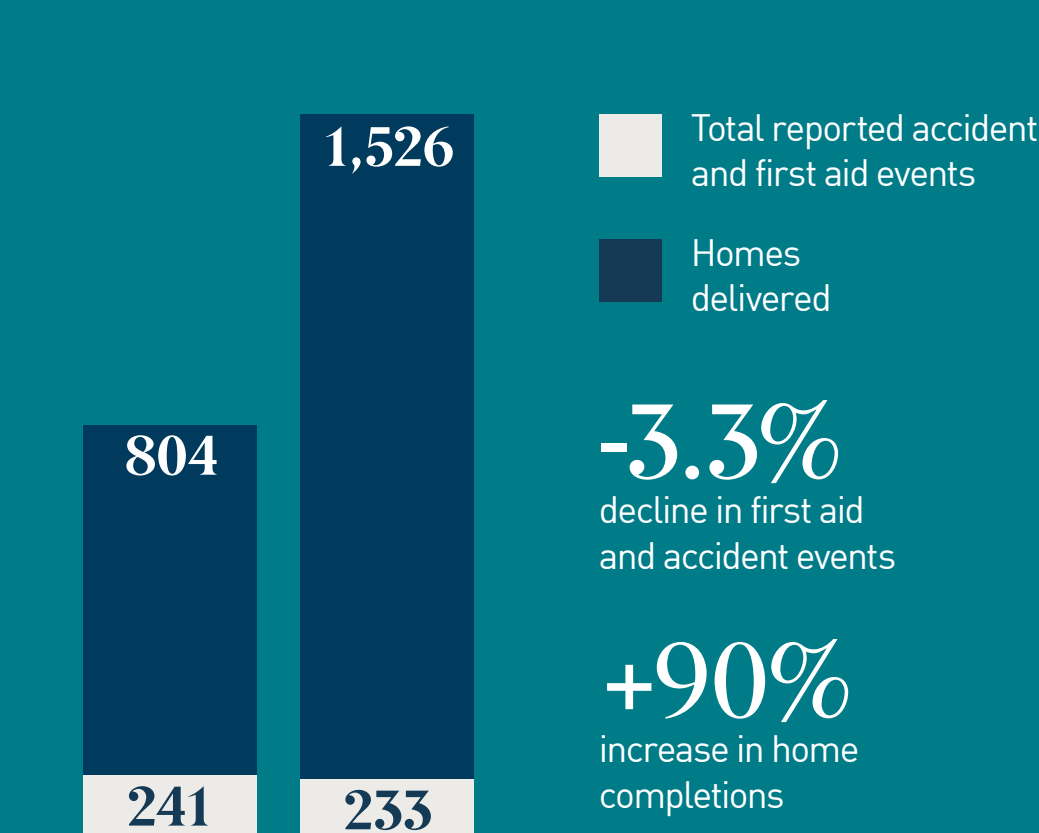
Health and Safety remains our number one priority in Cairn.

Health and Safety remains our number one priority in Cairn. Our commitment to this is demonstrated by our success in retaining our Safe-T Certificate Grade A. This was achieved through our continued commitment to safety training and by highlighting the importance of safety on site. We continue to increase safety awareness for site teams through internal and external training sessions.

During 2022 we delivered three new H&S Training Initiatives.

1. Scaffolding Management Training
2. Lifting Supervisor Training
3. Advanced Slings Training

INCREASED ACTIVITY VS FEWER INCIDENTS



MHFA'S TRAINED IN 2022

17

TOTAL NUMBER OF MHFA'S

31

To promote Mental Health Awareness Month, we conducted several Toolbox Talks (TBT) across sites designed to raise awareness around Mental Health and rolled out additional training around Mental Health for our 'Black Hats' & Managers on site.

To further support our Mental Health Strategy, this year we partnered with The Lighthouse Club Charity, a construction industry mental health charity who provides support to construction workers and their families. Our partnership with Lighthouse also includes support for our subcontractor base. As part of their country wide roadshow Lighthouse visited two of our sites, Archers Wood and Linden Demeane to speak to our people on the service they offer and the support available.



Social Impact

IRELAND'S HOUSING AND COST OF LIVING CRISIS

Ireland is continuing to experience a housing crisis that is driven primarily by the gap between supply and demand for homes.

The scale of the crisis is not to be underestimated with an estimated supply gap range of between 12,000 and 32,000 homes per year.

There were 29,851 new dwelling completions in 2022, up 45.2% from 2021 and 41.3% from pre-pandemic data in 2019. However estimates of demand are far greater – the baseline range of housing requirement to 2050 to be between 42,000 and 62,000 homes per year.

There are consequent impacts on homelessness, which reached record highs in 2022 and the rental market, where rents continue to increase alarmingly (up 14.1% in the year to Q3'22) while the number of homes on the rental market dwindled to 495 homes nationally.

The cost of living in Ireland also increased dramatically in 2022
Ireland's latest Consumer Price Index (CPI) data (January 2023) shows inflation running at 7.8% – with the largest increases in Housing, Water, Electricity, Gas & Other Fuels (+26.4%) while Food & Non-Alcoholic Beverages increased 12.8%.

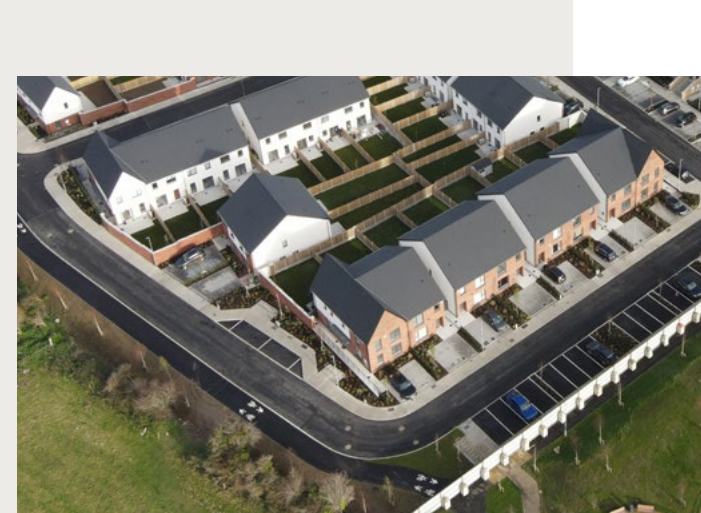
7.8%

inflation CSO (January 2023)

+14.1%

increase in rents in the year to Q3'22

OUR RESPONSE



Supply Matters

Given the ongoing and catastrophic gap between supply and demand for housing in Ireland, the primary social impact we can have is in the provision of homes at scale. Cairn delivered 1,526 new homes in 2022 of which almost 500 were social and affordable homes. We want to be part of the national effort to create homes and places where people thrive.

1,526

new homes
delivered in 2022

of which almost
500
were social and
affordable homes



A-rated homes

All homes we build achieve a minimum A3 rating and are NZEB (Nearly Zero Energy Buildings) compliant. Energy price volatility, security of supply and fossil fuel use are an increasing concern for everyone. There are many benefits from reducing electricity and particularly gas consumption.

We are committed to providing our customers with significant energy and GHG emission savings as a result of innovative technology, building materials and know how, including using air source heat pumps as an alternative to gas boilers.

Using current energy rates the energy costs of our homes are €1,592 per annum and €127 per month cheaper than an equivalent C2 rated home:

¹ Based on prevailing energy rates from the leading supplier in the Irish market, average house and energy consumption data from the Central Statistics Office and the Commission for Energy Regulation.



For our employees

Following the increase in the maximum tax free gift per year from €500 to €1,000 in Budget 2023, we provided all employees with €1,000 in a pre-filled credit card that can be used in the same way as any other card.

This was paid in two instalments in November and December, when our people were experiencing high inflation and the added cost of holiday season. For 2023, the first instalment was paid in January, with the second to be paid in November.

Clonburris

A new town for Dublin

- Cairn will deliver 5,400 A rated new homes of c.9,000+ homes total
- Approximately 1,100, or 20% of these homes will be social and affordable
- 12 minutes by train to Dublin City Centre
- 31,115 sqm for commercial uses
- 17,300 sqm of retail space



Every street will have a generous and regular provision of street trees including flowering and fruiting varieties.

All housing within Clonburris will be within a short 2 minute walk of a substantial green space or corridor.

To support the new and existing community and transform the area, the Planning Scheme aims to deliver:

90
hectares
of parks

(equivalent to 126
football pitches)

2
train stations

7,300
sq. metres
of community floorspace

12.5km
of cycleways/walkways

Watch out for our full Sustainability Report in the coming weeks which will include further detail on:

- 2022 Materiality Update
- Biodiversity initiatives
- Our TCFD, SASB - ISSB and GRI disclosures
- In-depth case studies