### Occupiers

<table>
<thead>
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<th>Immediate Actions:</th>
<th>Progress by 2025:</th>
<th>Progress by 2030:</th>
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| Establish Net Zero Carbon (NZC) strategy for procurement and occupation of commercial real estate, including:  
   - Base-building performance requirements.  
   - Transition away from fossil-fuels.  
   - Steps to reduce unregulated energy uses and embodied carbon of internal fit-outs.  
   - Steps to achieve net zero operational energy targets, including actions for all occupants. | NZC strategies established by all occupiers and embedded into business plans and corporate KPIs. |  |
| Establish a NZC occupier brief for all fit-out projects (and any new builds) including targets for embodied carbon and tenant energy intensity in line with industry targets. | Commit to NZC fit out targets on all Full Repairing and Insuring leases. | All fit outs achieve NZC targets for energy intensity and embodied carbon. |
| Ensure embodied carbon assessments are undertaken on major fit-out projects and internal works, and begin sharing embodied carbon data with landlord / developer and industry carbon databases (Built Environment Carbon Database (BECD)) to support development of industry targets. | Provide embodied carbon assessment data for all projects to carbon database (BECD). |  |
| Work with landlords to develop mutually beneficial green leases.  
Make public commitments to only taking ‘green leases’ or occupying low carbon spaces (for instance, NABERS rated buildings, fossil fuel-free, provision of 100% additional renewable energy, etc). | Only occupy buildings with green leases. |  |
| All business occupiers commit to sharing energy data regularly and transparently with landlords.  
Full Repairing and Insuring (FRI) building occupiers commit to aligning with the NZC pathway and operation of the building, as set out by the asset-owner - in addition to data sharing.  
Collaborate with landlords to shift to low-carbon heating technologies, install on-site renewable energy solutions (where possible) or procure 100% off-site renewable energy that creates additionality. | Publish consumption rates and adopt targets for energy intensity in occupied spaces. | Only occupy buildings that achieve NZC operational energy targets in operation. |