

A modern office interior with a high ceiling, exposed wooden beams, and industrial-style ductwork. The space is filled with numerous green plants in various pots. In the foreground, there are several orange armchairs and a small round table with a book. In the background, there are desks with computers and more plants. The overall atmosphere is bright and airy.

edyn Impact Report 2024

Who we are

Creating sanctuaries for the curious, the conscious, and the free-thinking.

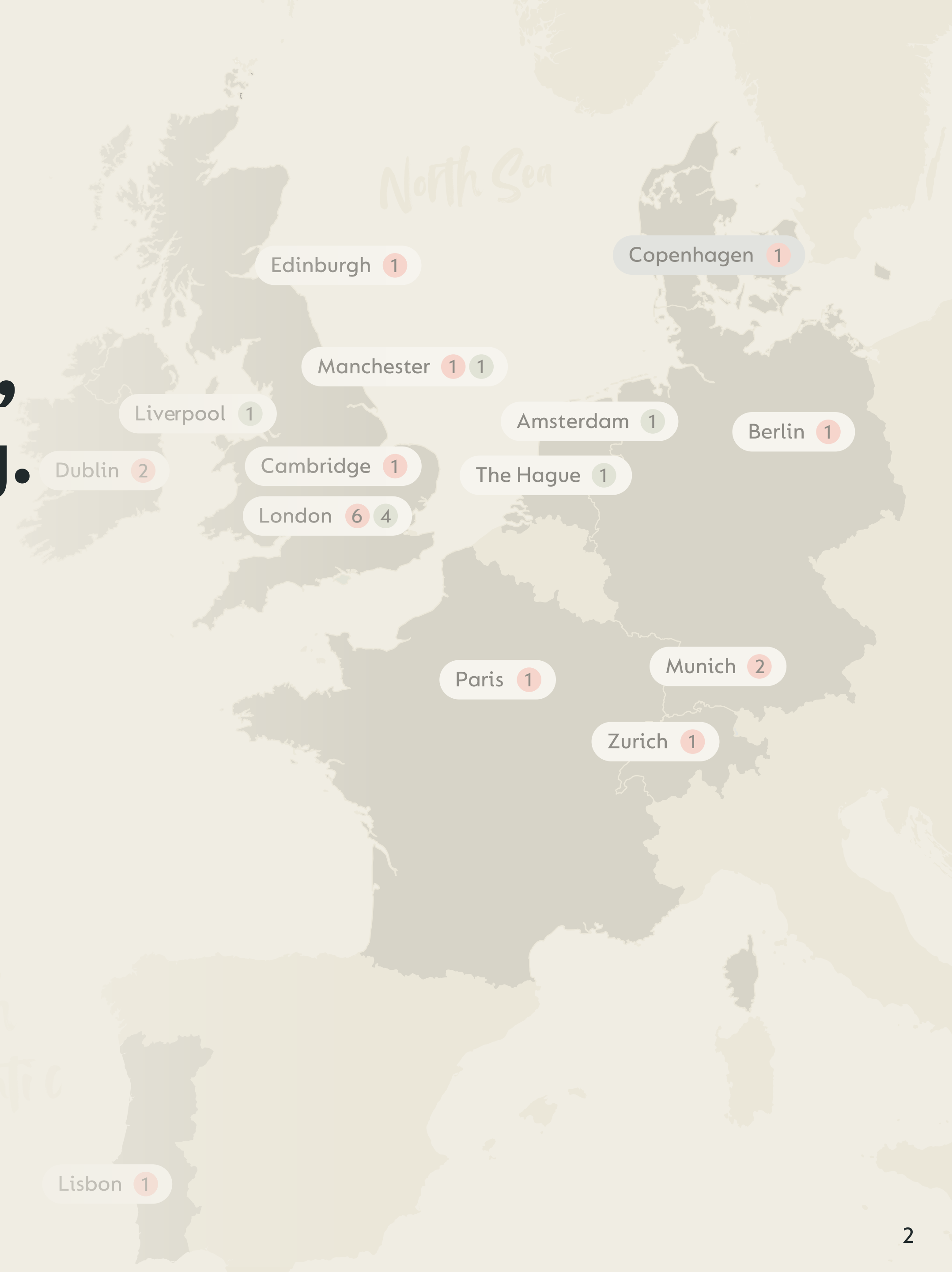
At edyn, our mission is to redefine hospitality through our flagship brands, *Locke* and *COVE*, each offering thoughtfully designed spaces that celebrate individuality, foster connection, and reflect the neighbourhoods they're rooted in. We're committed to delivering for people who seek more from where they stay.

We have growing portfolio across the UK and Europe, with:

26
Properties

13
Locations

3,409
Rooms



Greening your stay

How we make your stay greener.



Powering your stay from renewable electricity



Refillable toiletries in place of miniatures



Prime locations to reduce your onward travel

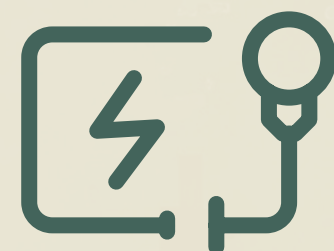


Offering single linen for lone travellers to reduce laundry

How you can make your stay greener.



Turn off appliances when not in use



Remove key cards when you leave the room



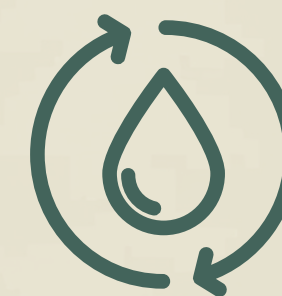
Eat local and try vegetarian/vegan options



Carry a reusable bottle and coffee cup



Segregate your waste with the bins provided



Take shorter, cooler showers



Our carbon footprint

Scopes 1 & 2

Scope 3
from Operations

Scope 3
from Developments

Scopes 1 & 2



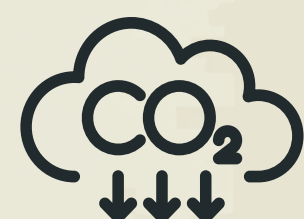
63% Mitigated

by procuring renewable electricity wherever possible and green gas in the UK.



5% Reduction

of energy consumption in our established properties, through operational changes.



4.3kgCO₂/night

Our average emissions per room night*, is **63% better** than the London average**.

Scope 3 from Operations

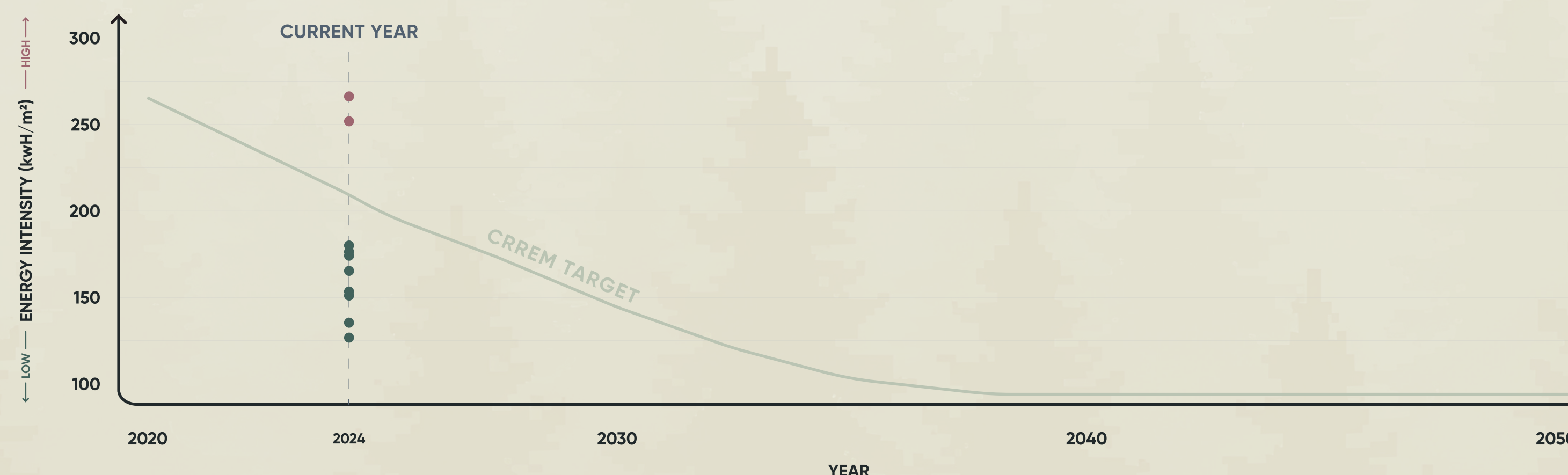
2,265 tCO₂e

▲ +14% v 2023

Scope 3 from Developments

Increased emissions are the result of 3 new openings in 2024, in London, Lisbon and Zurich. Despite this, we are committed to benchmarking ourselves against the science-based reduction pathway set by **Carbon Risk Real Estate Monitor (CRREM)** to ensure we're aligned to achieving Net Zero by 2050.

Energy intensity vs CRREM pathway for UK hotels



*Emissions per room night calculated in line with the Hotel Carbon Measurement Index methodology of Scope 1 and 2 emissions plus outsourced laundry. **Average emissions per room night for a London hotel per DEFRA's 2025 conversion factors is 11.5kgCO₂.

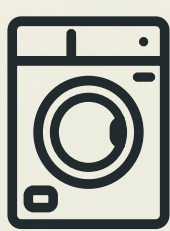
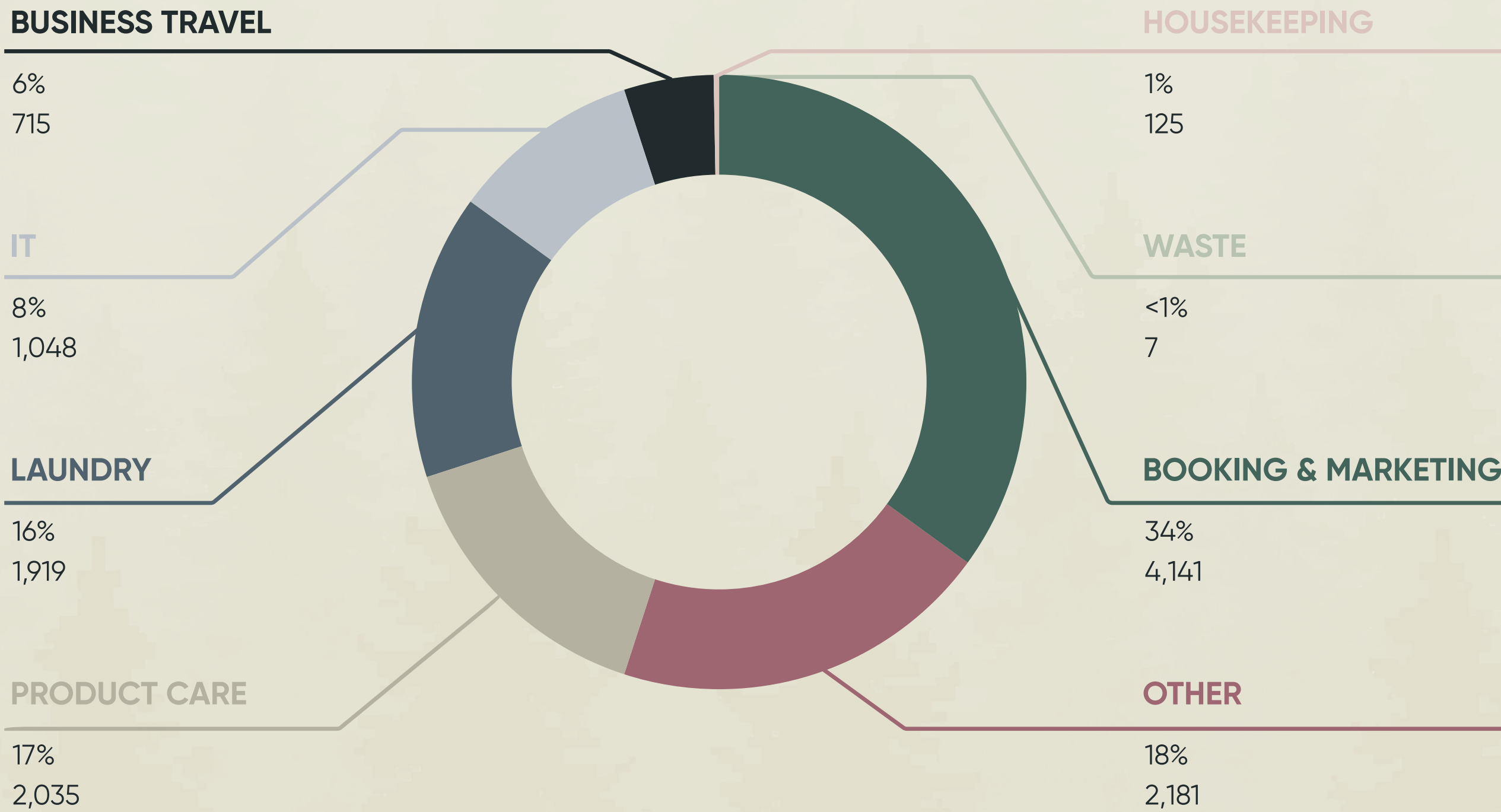
Scopes 1 & 2

Scope 3
from Operations

Scope 3
from Developments

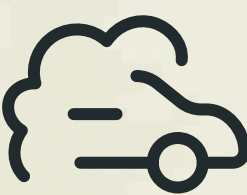
12,171 tCO₂e
▲ +4% v 2023

Emissions (tCO₂ eq.)



Laundry

We retendered all laundry services in ‘24, selecting partners committed to a Net Zero pathway.



Business Travel

regretfully increased by 58% vs ‘23, due primarily to flights to Portugal to support the opening of our beautiful property, Locke de Santa Joana. Aiming to be back on track or better in ‘25, with tighter employee travel controls.



Continued Expansion

has increased our Scope 3 emissions as we’ve gone from 2,840 rooms in Dec ‘22 to 3,561 rooms in Dec ‘24.

Scopes 1 & 2

Scope 3
from Operations

Scope 3
from Developments

7,872 tCO₂e
▼ -69% v 2023

Emissions from development activity significantly reduced in the year due to the number and stages of active developments. Our exceptional Paris property, Le Jardin de Verre by Locke, completed development and opened in February '25.



BREEAM rating

We're delighted to have submitted an application for a BREEAM Very Good rating, in Locke de Santa Joana (Lisbon).



Two more!

We have two further Lockes that are in development in Copenhagen, Denmark and London, United Kingdom.



Locke de Santa Joana
Lisbon, Portugal



Le Jardin de Verre by Locke
Paris, France

edyn

Thank you

Thanks for reading our third
Impact Report.

If you have any questions or
suggestions, please get in touch.

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Locke

cove