PUBLIC DISCLOSURE STATEMENT

LANDEN PROPERTY GROUP

ORGANISATION CERTIFICATION
CY2023

Australian Government

Climate Active
Public Disclosure Statement

landen

An Australian Government Initiative

Climate Active

NAME OF CERTIFIED ENTITY	Landen Property Group Pty Ltd
REPORTING PERIOD	1 January 2023 – 31 December 2023 Arrears report
DECLARATION	*To the best of my knowledge, the information provided in this public disclosure statement is true and correct and meets the requirements of the Climate Active Carbon Neutral Standard.* Signature here  Name of signatory: Rashed Panabig Position of signatory: Director Date： 18 November 2024

Australian Government
Department of Climate Change, Energy, the Environment and Water

Version August 2023.

1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	278 tCO_2-e
CARBON OFFSETS USED	100% VCU
RENEWABLE ELECTRICITY	N/A
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	30/08/2022 Emma Baird Pangolin Associates Next technical assessment due: CY24

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2. CERTIFICATION INFORMATION

Description of organisation certification

This certification covers the organisation emissions of the Australian business operations of Landen Property Group ABN 79642 578 498 for the period 1st January 2023 – 31st December 2023. The emissions total has been calculated using operational control approach.

The operational boundary has been defined based on an operational control test, in accordance with the principles of the National Greenhouse and Energy Reporting Act 2007. This includes the following locations and facilities:

- 7-9 Irvine Place, Bella Vista, 2153, NSW

Organisation description

Landen was founded on the core belief that property is at the heart of prosperity. We exist to help people build, invest and grow. Through our specialist experience, we help our customers look toward their future by partnering them in their journey to prosperity. The ultimate aim is to transform their tomorrow.

While we offer Premium Properties and Breakthrough Investment Opportunities, we pride ourselves on our Exceptional Customer Journey. We are inspired to drive, empower and deliver Positive Change for all our customers. Taking action towards achieving a Carbon Neutral status is an important step that ensures our organisation lives its vision and delivers on Positive Change for our customers, our families and our combined future.

We are certifying our activity to achieve Carbon Neutrality and commitment to implementing strategies to reduce our Carbon Footprint.

The following subsidiaries are also included within this certification:

Legal entity name	ABN	ACN
Landen Property Group Pty Ltd	79 642 578 498	642 578 498

The following entities are excluded from this certification:

The following entities have been excluded from the certification because some have stopped trading, while others have ceased operations due to management decisions.

Legal entity name	ABN	ACN
Landen Funds Management Pty Ltd	70 651 892 152	
Landen Financial Services Pty Ltd	55 165 178 021	
Landen Financial Planning Pty Ltd	-	
Landen AFSL Group Pty Ltd	-	
Landen Lending Pty Ltd	-	

3. EMISSIONS BOUNDARY

Inside the emissions boundary

All emission sources listed in the emissions boundary are part of the carbon neutral claim.

Quantified emissions have been assessed as relevant and are quantified in the carbon inventory. This may include emissions that are not identified as arising due to the operations of the certified entity, however are **optionally included**.

Non-quantified emissions have been assessed as relevant and are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. All material emissions are accounted for through an uplift factor. Further detail is available at Appendix C.

Outside the emissions boundary

Excluded emissions are those that have been assessed as not relevant to an organisation's operations and are outside of its emissions boundary or are outside of the scope of the certification. These emissions are not part of the carbon neutral claim. Further detail is available at Appendix D.

Inside emissions boundary

Quantified

Accommodation and facilities

Cleaning and chemicals

Climate Active carbon neutral products and services

Electricity

Food

ICT services and equipment

Postage, courier and freight

Professional services

Refrigerants

Stationary energy (liquid fuels)

Transport (land and sea)

Waste

Water

Working from home

Office equipment and supplies

Non-quantified

N/A

Outside emission boundary

Excluded

N/A

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

Landen has undergone significant growth during and after the certification period and has expanded the team accordingly. We anticipate that this growth will continue in the coming years as our Landen team expands to meet the demand created from Land Registrations and the increased volume of property projects.

Landen is committed to continuing to measure and reduce emissions annually as part of the Climate Active program. Landen Property Group commits to reducing its overall emissions by 30% by CY2028 from a CY2021 baseline.

Scope 1 actions

- We have investigated the feasibility of switching to electric vehicles (EVs). We await more advancement in the development of commercial EVs like Utility Vehicles that will suit our fleet requirements. We will continue to investigate the feasibility of switching as the EV sector develops.
- Commit to 100% EVs for company vehicles by 2030

Scope 2 actions

- Commit to switching to 100% renewable electricity by 2026
- Continuing to upgrade to energy efficiency lighting across our office
- Monitor the efficiency of appliances each year and improve efficiency where possible - e.g. servicing of HVAC units

Scope 3 actions

- Work with our suppliers to source bottom-up data to build supplier-specific emission factors. It is expected that this will reduce our emissions by 10-15% due to the greater accuracy in emissions calculation. Our aim is to have emissions data from our top 3 material suppliers (by spend by start of CY2025)
- Review our supply chain and where possible purchase carbon neutral products and services to reduce our scope 3 emissions.

Emissions reduction actions

Energy-Efficient Lighting:

- Used LED lighting for most of office areas. This reduces energy consumption and lowers emissions associated with electricity use.

Sustainable Site Planning:

- Optimized land use to minimize disturbance to natural habitats and reduce the need for extensive grading or excavation. Incorporate green spaces and maintain natural water flow patterns to enhance environmental quality.

Promote Electrification:

- Prioritized the use of electric-powered solutions over gas during land development. By reducing reliance on gas and focusing more on electric technology, we can significantly cut emissions and foster a more sustainable approach to development.

Waste Management:

- Established recycling and waste reduction programs on-site. Proper waste management can significantly lower emissions associated with landfills and waste processing.

Waste Reduction Achievements:

- Achieved a 15% reduction in waste generation, decreasing from 7 bins annually to 6.

Recycling Enhancements:

- Established segregated recycling bins in all common kitchen areas.
- Initiated a can and bottle recycling program to further waste diversion efforts.

Process Digitization:

- Transitioned to digital signature processes, utilizing Just Sign and DocuSign, across all business operations.

Sustainable Transportation Exploration:

- Conducted a comprehensive feasibility study on the integration of Electric Vehicles (EV) into our corporate vehicle fleet, aligning with low-emission transportation goals.

Each initiative contributes to our overarching strategy to reduce our carbon footprint and promote sustainable practices across our operations.

5.EMISSIONS SUMMARY

Emissions over time

Emissions since base year			
		Total tCO_2-e (without uplift)	**Total tCO_2-e** (with uplift)
Base year / Year 1 :	2021	151.91	-
Year 2:	2022	275.87	-
Year 2:	2023	277.62	-

Significant changes in emissions

Significant changes in emissions			
Emission source	**Previous year emissions** (t CO_2-e)	**Current year emissions** (t CO_2-e)	**Reason for change**
Advertising services	56.57	92.48	The increase is due to the nature of growth of business

Use of Climate Active carbon neutral products, services, buildings or precincts

Certified brand name	Product/Service/Building/Precinct used
Pangolin Associates	Consulting Services

Emissions summary

The electricity summary is available in Appendix B. Electricity emissions were calculated using a location-based approach.

Emission category	Scope 1 emissions (tCO_2-e)	Scope 2 emissions (tCO_2-e)	Scope 3 emissions (tCO_2-e)	Total emissions (t CO_2-e)
Accommodation and facilities	0.00	0.00	6.80	6.80
Cleaning and chemicals	0.00	0.00	1.61	1.61
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Electricity	0.00	16.70	25.87	42.57
Food	0.00	0.00	12.16	12.16
ICT services and equipment	0.00	0.00	13.70	13.70
Postage, courier and freight	0.00	0.00	19.28	19.28
Professional services	0.00	0.00	130.29	130.29
Refrigerants	0.00	0.00	0.00	0.00
Stationary energy (liquid fuels)	0.00	0.00	0.00	0.00
Transport (land and sea)	16.56	0.00	26.59	43.15
Waste	0.00	0.00	0.54	0.54
Water	0.00	0.00	0.14	0.14
Working from home	0.00	0.00	0.13	0.13
Office equipment and supplies	0.00	0.00	7.23	7.23
Total emissions (tCO_2-e)	**16.57**	**16.70**	**244.36**	**277.62**

Uplift factors

N/A

6.CARBON OFFSETS

Eligible offsets retirement summary

Offsets retired for Climate Active certification

Type of offset units	Eligible quantity (used for this reporting period)	Percentage of total
Verified Carbon Units (VCUs)	278	100%

Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Stapled quantity	Eligible quantity retired (tCO_2-e)	Eligible quantity used for previous reporting periods	Eligible quantity banked for future reporting periods	Eligible quantity used for this reporting period	Percentage of total (%)
Bundled Solar Power Project by Solararise India Projects PVT. LTD	VCU	Verra	13th August 2024	10730-245088549-245088826-VCS-VCU-997-VER-IN-1-1762-26042018-31122018-0	2018	0	278	0	0	278	100%
									Total eligible offsets retired and used for this report	**278**	
									Total eligible offsets retired this report and banked for use in future reports	0	

Co-benefits

Bundled Solar Power Project by Solararise India Projects PVT. LTD

The project activity involves the installation of Solar PV project. The total installed capacity of the project is 120 MW of Solar PV plant located at different states in India. The project is promoted by SolarArise India Projects Pvt. Ltd.

Co-benefits:

Social well-being: The project would help in generating employment opportunities during the construction and operation phases. The project activity will lead to development in infrastructure in the region like development of roads and also may promote business with improved power generation.

Economic well-being: The project is a clean technology investment in the region, which would not have been taken place in the absence of the VCS benefits the project activity will also help to reduce the demand supply gap in the state. The project activity will generate power using zero emissions Solar PV based power generation which helps to reduce GHG emissions and specific pollutants like SOx, NOx, and SPM associated with the conventional thermal power generation facilities.

Technological well-being: The successful operation of project activity would lead to promotion of Solar based power generation and would encourage other entrepreneurs to participate in similar projects

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A

APPENDIX A: ADDITIONAL INFORMATION

N/A

APPENDIX B: ELECTRICITY SUMMARY

There are two international best-practice methods for calculating electricity emissions – the location-based method and the market-based method. Reporting electricity emissions under both methods is called dual reporting.

Dual reporting of electricity emissions is useful, as it provides different perspectives of the emissions associated with a business's electricity usage.

Location-based method:

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

Market-based method:

The market-based method provides a picture of a business's electricity emissions in the context of its renewable energy investments. It reflects the emissions intensity of different electricity products, markets and investments. It uses a residual mix factor (RMF) to allow for unique claims on the zero emissions attribute of renewables without double-counting.

For this certification, electricity emissions have been set by using the **location based approach.**

Market-based approach summary

Market-based approach	Activity Data (kWh)	Emissions (kg CO_2-e)	Renewable percentage of total
Behind the meter consumption of electricity generated	0	0	0%
Total non-grid electricity	**0**	**0**	**0%**
LGC Purchased and retired (kWh) (including PPAs)	0	0	0%
GreenPower	0	0	0%
Climate Active precinct/building (voluntary renewables)	0	0	0%
Precinct/Building (LRET)	0	0	0%
Precinct/Building jurisdictional renewables (LGCS surrendered)	0	0	0%
Electricity products (voluntary renewables)	0	0	0%
Electricity products (LRET)	0	0	0%
Electricity products jurisdictional renewables (LGCs surrendered)	0	0	0%
Jurisdictional renewables (LGCs surrendered)	0	0	0%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	0	0	0%
Large Scale Renewable Energy Target (applied to grid electricity only)	11,055	0	19%
Residual Electricity	47,253	43,000	0%
Total renewable electricity (grid + non grid)	**11,055**	**0**	**19%**
Total grid electricity	**58,309**	**43,000**	**19%**
Total electricity (grid + non grid)	**58,309**	**43,000**	**19%**
Percentage of residual electricity consumption under operational control	42%		
Residual electricity consumption under operational control	**19,898**	**18,107**	
Scope 2	17,711	16,117	
Scope 3 (includes T&D emissions from consumption under operational control)	2,187	1,990	
Residual electricity consumption not under operational control	**27,356**	**24,894**	
Scope 3	27,356	24,894	

Total renewables (grid and non-grid)	**18.96%**
Mandatory	**18.96%**
Voluntary	**0.00%**
Behind the meter	**0.00%**
Residual scope 2 emissions (t CO_2-e)	**16.12**
Residual scope 3 emissions (t CO_2-e)	**26.88**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**16.12**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**26.88**
Total emissions liability (t CO_2-e)	**43.00**

Figures may not sum due to rounding. Renewable percentage can be above 100%

Location-based approach summary

Location-based approach	Activity Data (kWh) total	Under operational control			Not under operational control	
Percentage of grid electricity consumption under operational control	**42%**	**(kWh)**	**Scope 2 Emissions (kg CO2-e)**	**Scope 3 Emissions (kg CO2-e)**	**(kWh)**	**Scope 3 Emissions (kg CO2-e)**
ACT	0	0	0	0	0	0
NSW	58,309	24,553	16,696	1,228	33,756	24,642
SA	0	0	0	0	0	0
VIC	0	0	0	0	0	0
QLD	0	0	0	0	0	0
NT	0	0	0	0	0	0
WA	0	0	0	0	0	0
TAS	0	0	0	0	0	0
Grid electricity (scope 2 and 3)	**58,309**	**24,553**	**16,696**	**1,228**	**33,756**	**24,642**
ACT	0	0	0	0		
NSW	0	0	0	0		
SA	0	0	0	0		
VIC	0	0	0	0		
QLD	0	0	0	0		
NT	0	0	0	0		
WA	0	0	0	0		
TAS	0	0	0	0		
Non-grid electricity (behind the meter)	**0**	**0**	**0**	**0**		
Total electricity (grid + non grid)	**58,309**					

Residual scope 2 emissions (t CO_2-e)	**16.70**
Residual scope 3 emissions (t CO_2-e)	**25.87**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**16.70**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**25.87**
Total emissions liability	**42.57**

Operations in Climate Active buildings and precincts

Operations in Climate Active buildings and precincts	Electricity consumed in Climate Active certified building/precinct (kWh)	Emissions (kg CO_2-e)
N/A	**0**	**0**

Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their building or precinct certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the building/precinct under the market-based method is outlined as such in the market-based summary table.

Climate Active carbon neutral electricity products

Climate Active carbon neutral electricity product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO_2-e)
N/A	**0**	**0**

Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their electricity product certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the electricity product under the market-based method is outlined as such in the market-based summary table.

APPENDIX C: INSIDE EMISSIONS BOUNDARY

Non-quantified emission sources

The following emissions sources have been assessed as relevant, are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. They have been non-quantified due to one of the following reasons:

1. **Immaterial** <1% for individual items and no more than 5% collectively
2. **Cost effective** Quantification is not cost effective relative to the size of the emission but uplift applied.
3. **Data unavailable** Data is unavailable but uplift applied. A data management plan must be put in place to provide data within 5 years.
4. **Maintenance** Initial emissions non-quantified but repairs and replacements quantified.

Relevant non-quantified emission sources	Justification reason
N/A	

Data management plan for non-quantified sources

There are no non-quantified sources in the emission boundary that require a data management plan.

APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

Excluded emission sources

The below emission sources have been assessed as not relevant to this organisation's operations and are outside of its emissions boundary. These emissions are not part of the carbon neutral claim. Emission sources considered for relevance must be included within the certification boundary if they meet two of the five relevance criteria. Those which only meet one condition of the relevance test can be excluded from the certification boundary.

Emissions tested for relevance are detailed below against each of the following criteria:

1. **Size** The emissions from a particular source are likely to be large relative to the organisation's electricity, stationary energy and fuel emissions.

2. **Influence** The responsible entity has the potential to influence the reduction of emissions from a particular source.

3. **Risk** The emissions from a particular source contribute to the organisation's greenhouse gas risk exposure.

4. **Stakeholders** Key stakeholders deem the emissions from a particular source are relevant.

5. **Outsourcing** The emissions are from outsourced activities previously undertaken within the organisation's boundary, or from outsourced activities typically undertaken within the boundary for comparable organisations.

Excluded emissions sources summary

Emission sources tested for relevance	Size	Influence	Risk	Stakeholders	Outsourcing	Justification
N/A						

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