Greenhouse Gas Emissions and Net Zero Summary

Financial Year 2025: 1 July 2024 – 30 June 2025

Property Exchange Australia Limited | Level 16, Tower 4, 727 Collins Street, Docklands VIC 3008

The PEXA Group acknowledges Aboriginal and Torres Strait Islander peoples as the traditional custodians of the lands on which we work, live and dream, we pay respects to elders past and present.

We recognise that we have a role to play in creating space and place for Aboriginal and Torres Strait Islander voices in our business, and our impact. We continue to explore how we walk together, how we co-design with Aboriginal and Torres Strait Islander Peoples, to develop meaningful relationships, with mutual benefit. We will continue to embrace the spirit of reconciliation, as it is evolving in nature, toward an equitable future.

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Introduction

ABOUT PEXA GROUP

PEXA was formed in 2010 by the State governments within Australia to create a connected, efficient, cost-effective platform for property settlement. Since its first transaction in 2013, PEXA's Australian national e-conveyancing exchange platform has facilitated over $5 trillion of property value transacted.

At PEXA, we connect people to place. That's the driving force behind everything we do — and it inspires us to bring innovation that connects the property ecosystem and community to unlock the potential of the places in which we live and work.

Delivering integrated technology solutions that remove barriers, increase productivity and instils confidence. Enabling a more seamless connection between people, businesses and governments that changes processes for the better. And through our deep expertise, we've taken our proven, innovative and secure technology and expertise to the UK and beyond Our History | PEXA Group.

OUR BRANDS AND SOLUTIONS

PEXA is the Group's flagship brand and is the banner under which we deliver our Exchange services in Australia and in the UK. In all our markets, it stands for the integrity, reliability and effectiveness with which we support millions of property transactions and provide associated services.

UK-specific solutions

Optima Legal (acquired in November 2022) is a high-volume remortgage processing firm headquartered in Leeds, England. It provides legal services in the UK remortgage market. Optima has direct relationships with seven of the country's top eight lenders, extending PEXA's connections to financial institutions and creating distribution channels in the UK.

Smoove (acquired in December 2023) is a UK-based conveyancing technology provider. Its primary solution is e-Conveyancer, a panel management service that brings together conveyancers, mortgage brokers, and their customers to offer a two-sided conveyancer marketplace. It also provides lender panel management services. The distribution capability afforded by Smoove is instrumental in our ambition to achieve UK sale and purchase transaction market share.

Australia-specific solutions

Value Australia (acquired in July 2022) is a next-generation property valuation platform which uses enriched data and advanced artificial intelligence to provide highly accurate and rapid automated property valuations. Its models can rapidly simulate the value impacts of potential changes in the use or amenity of a property. Value Australia is operated in conjunction with our partners, the University of New South Wales and Frontier/SI, who collectively own 30% of the business.

.id (acquired in September 2022) is an established and independent data analytics business that provides reliable demographic, sentiment, economic and housing forecasts at the level of individual neighbourhoods. .id's solutions help our customers to make high-impact resource allocation and investment decisions.

ABOUT THIS REPORT

This Greenhouse Gas Emissions and Net Zero Summary Report (**the Report**) is a summary of our annual greenhouse gas (**GHG**) emissions based on the inventory for PEXA Group Limited (**PEXA**) for the 2025 financial year and includes the steps taken by PEXA to mitigate emissions to net zero for scope 1 and scope 2 emissions (excluding scope 3) for the reporting year.

It is PEXA's fifth year completing a GHG inventory and PEXA's second report demonstrating how we have mitigated our scope 1 and scope 2 emissions to zero. This report includes a summary of:

- PEXA Group Limited and its subsidiary companies (PEXA) global emissions accounting for the financial year 2025 for Scope 1 & 2 emissions sources.
- The reductions PEXA has in place to align with the Paris Agreement's goal of limiting global temperature rise to 1.5°C for Scope 1 & 2 emissions sources.
- Includes the Large-scale Generation Certificates (LGCs) purchased and retired by PEXA for the 2025 reporting year and voluntary retirement of units in the Australian National Registry of Emissions Units for the 2025 reporting year.

The Report provides an overview of the amount of GHG emissions that can be directly attributed to PEXA's operations within the declared boundary and scope for the specified reporting period. In the Report, PEXA has included both a 'gross' and 'net' emissions figure. Gross emissions are PEXA's total emissions before any carbon neutral emissions. Net emissions are PEXA's total gross emissions less any carbon neutral emissions. PEXA's net emissions figure represents PEXA's footprint and is the figure used for annual reporting and PEXA's net zero for scope 1 and 2 commitment.

The information contained in this report has been derived from PEXA's Greenhouse Gas Inventory which was prepared for PEXA by Pangolin Associates. In conducting their advisory services, Pangolin Associates ("PA") complies with what it believes is currently the best practice standards; The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition) and Corporate Value Chain (Scope 3) Standard, Australian/New Zealand Standard Energy Audits AS/NZS 3598, ISO 14064- 1:2018, ISO 14064-3:2019, ASAE 3000 "Assurance Engagements Other than Audits or Reviews of Historical Financial Information" and with relevant Guidelines provided by the Australian Commonwealth Government.

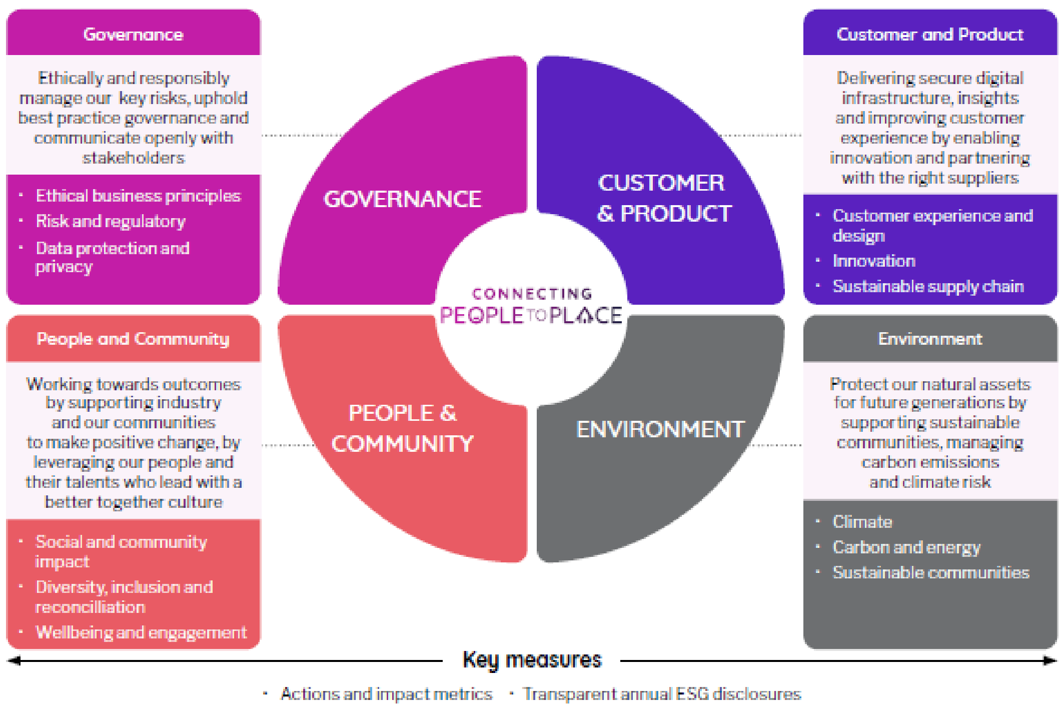
PEXA sought Limited Assurance in FY25 for its scope 1, 2 and 3 emissions. The report aligns our assured scope 1 and scope 2 emissions with retirement certificates provided in **Appendix 1**. Refer to Independent Limited Assurance Report.

Scope 3 emissions have not been mitigated. However, PEXA continues to work with suppliers to obtain source data for emissions sources and utilises supplier specific emission factors where they can be obtained.

More information has been included in PEXA's Basis of Preparation FY25 which can be found on the company website Reports Policies and Publications | PEXA Group.

OUR ESG FRAMEWORK AND STRATEGY

Our ESG Framework and Strategy aligns to our business strategy, our purpose and our PEXA values. We use this framework, supported by our ESG Strategy Action Plan to focus efforts on our most material issues, to prioritise our impact metrics and deliver more structured disclosures.



Informing our strategy and framework were outcomes from our materiality assessment. Our strategy considered the United Nations Sustainable Development Goals (SDGs) 3, 5, 8, 9, 11, 13, 16 and 17 and the 10 principles of the UN Global Compact.

This Report includes our scope 1, 2 and 3 emissions and supports our commitment to maintaining net zero for scope 1 and 2 emissions (our direct emissions). Our scope 3 emissions have been aligned with the categories of the GHG Protocol (categories 1-15) which can be found on pages 10-11 and have not been offset.

PEXA remains committed to quantifying our scope 1, scope 2 and scope 3 emissions annually, seeking assurance across our emissions data and transparently disclosing our emissions footprint in line with our '***Carbon and Energy***' and ***'Climate'*** ESG strategy focus areas, refer to website Reports Policies and Publications | PEXA Group. More information on our strategy and approach can be found on our website ESG Approach | PEXA Group.

Reporting Scope

ORGANISATIONAL BOUNDARIES

Applying the Greenhouse Gas Protocol, PEXA has applied the **Control Approach**: *an organisation accounts for 100% of the GHG emissions from operations over which it has control. It does not account for GHG emissions from operations in which it owns an interest but has no control.* Control can be defined in either financial or operational terms.

- An organisation has **financial control** over the operation if the former has the ability to direct the financial and operating policies of the latter with a view to gaining economic benefits from its activities.
- An organisation has **operational control** over an operation if the former or one of its subsidiaries has the full authority to introduce and implement its operating policies at the operation, refer to Table 1 for PEXA's facilities under operation in FY25.

Location	Address	Description
Melbourne, Australia	Tower 4, L16/727 Collins St, Docklands, VIC	Head office, leased area separated from other tenants as a separate floor.
Sydney, Australia	41/225 George Street, The Rocks, NSW	New South Wales office, leased as a tenant.
Brisbane, Australia	13/300 Ann St, Brisbane, QLD	Queensland office, leased area as part of a co-working facility.
Perth, Australia	Level 1, 191 St George's Terrace Perth 6000 WA	Leased a part of an office space which closed on 20/9/2024
.id (Informed Decisions) Melbourne, Australia	10 Easey Street, Collingwood, VIC	Office space for the .id. Informed Decisions business.
Smoove	Church Road, Thame, OX93AJ UK	Office space, Thame
Amity Law	Chorley New Road, Horwich BL6 6HG, UK	Office space, Horwich
UK office	5th Floor West One, 114 Wellington St, Leeds	Office space, Leeds

Table 1

SCOPE INCLUSIONS

The GHG emission sources included in this inventory have been identified with reference to the GHG Protocol and classified under the following categories:

- Scope 1 emissions are direct GHG emissions that occur from sources that are owned or controlled by the company.
- Scope 2 emissions are indirect GHG emissions from the generation of purchased electricity consumed by the company.
- Scope 3 emissions are other indirect GHG emissions that are a consequence of the activities of the company but occur from sources not owned or controlled by the company, for example, carbon embodied in goods and services consumed by the company.

GHG REPORTING POLICIES APPLIED

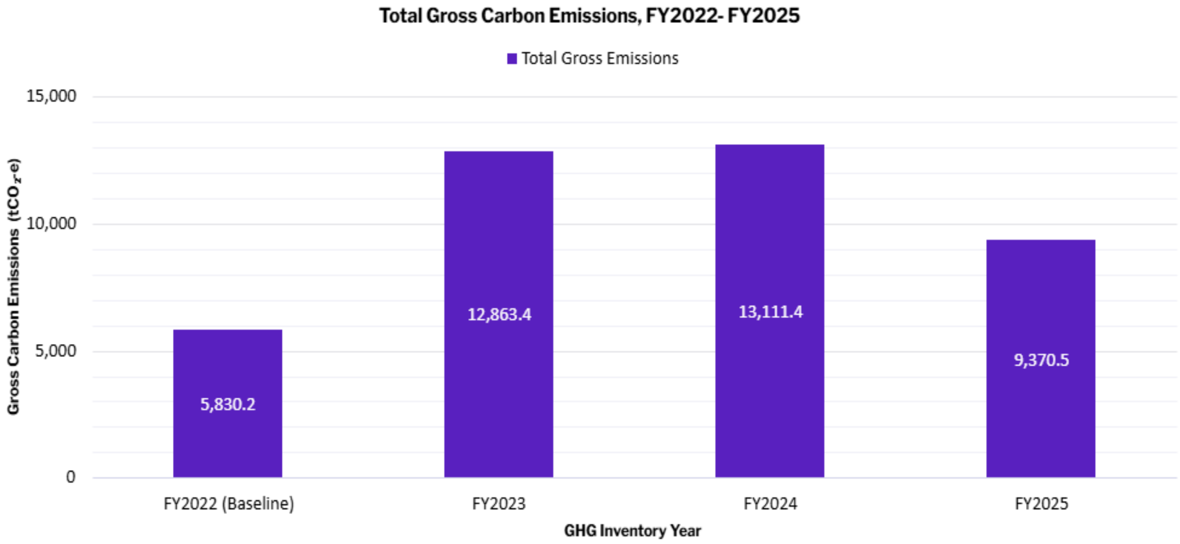
Refer to PEXA's Basis of Preparation FY2025 on the company website pexa-group.com.

Greenhouse Gas Emissions

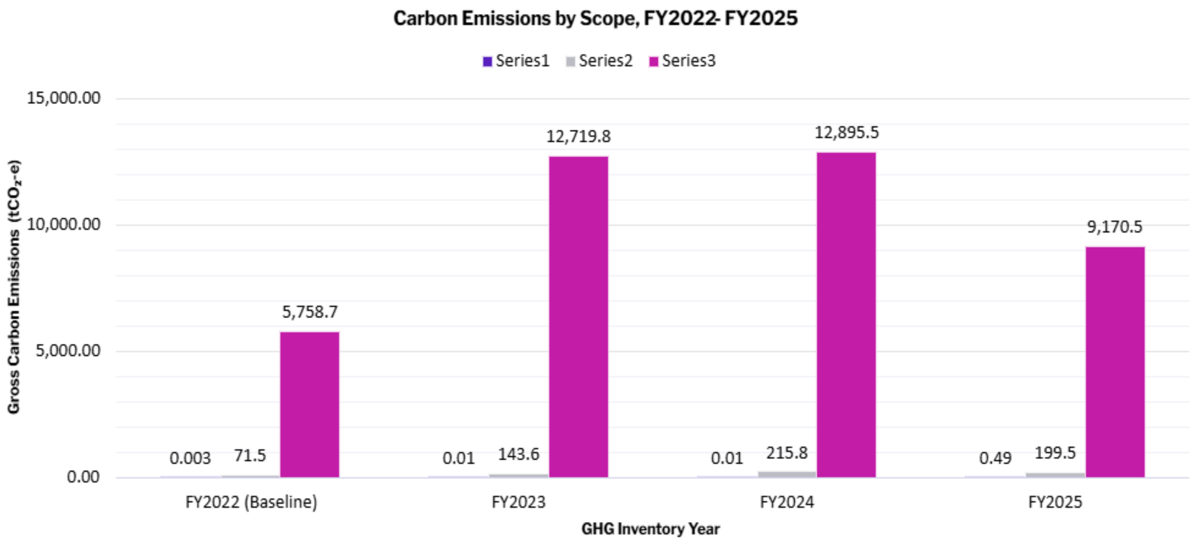
STATEMENT OF EMISSIONS FY25

Operational Boundary	Examples of Inclusions	(tCO2-e)
Scope 1	Direct GHG emissions that occur from sources that are owned or controlled by the company	0.49
Scope 2	Emissions are indirect GHG emissions from the generation of purchased electricity consumed by the company	199.5
Scope 3	Scope 3 Emissions are other indirect GHG emissions that are a consequence of the activities of the company but occur from sources not owned or controlled by the company, for example, carbon embodied in goods and services consumed by the company	9,170.4
Scope 1, 2 & 3 (gross) Scope 1, 2 & 3 (net)		9,370.2 (gross) 9,332.1 (net)
Scope 1 & 2		200

Our total gross carbon footprint was 9,370.2 tonnes, with total electricity consumption of 502MWh, refer to Graph 1. Our net emissions totalled 9,332.1 tonnes, a decrease of 3,740.81 tonnes from FY24 using the market-based methodology, which better reflects our efforts to purchase lower-emissions electricity, refer to Graph 2. Our scope 2 location-based emissions were 319 tCO_2-e.



Graph 1: Emissions year on year



Graph 2: Emissions by Scope FY22-FY25

Our net emissions reduced in FY25 compared to FY24 as a result of PEXA improving our scope 3 spend data sources and how we categorise our data under the GHG Protocol categories, and the use of supplier-specific emissions factors, as well as using GreenPower and Carbon neutral electricity.

EMISSIONS BY CATEGORY

Emissions have been categorised by location, subunit, and respective contribution to our overall emissions footprint. The largest impact categories are:

> ICT related services (48.5% of total gross emissions)
> Professional Services (18.3% of total gross emissions)
> Business Travel (14.4% of total gross emissions)
> Employees (10.7% of total gross emissions)
> Electricity (3.22% of total gross emissions)

Table 3 – Gross Emissions by Category, GHG Protocol

GHG Protocol Summary FY25			
Scope	**GHG Protocol Category**	**Description**	**Gross Emissions FY2025 (tCO_2-e)**
Scope 1	Scope 1	Direct emissions from fuel combustion, chemical processing or fugitive emissions	0.49
Scope 2	Scope 2	Indirect emissions from purchased electricity, heat and steam	199.5
Scope 3	Category 1	Purchased goods & services	7,094.85
Scope 3	Category 2	Capital goods	59.27
Scope 3	Category 3	Fuel and energy related activities	29.5
Scope 3	Category 4	Upstream transportation & distribution	0.00
Scope 3	Category 5	Waste generated in operations	5.25
Scope 3	Category 6	Business travel	1,242.6
Scope 3	Category 7	Employee commuting	576.5
Scope 3	Category 8	Upstream leased assets	162.46
Scope 3	Category 9	Downstream transportation & distribution	0.00
Scope 3	Category 10	Processing of sold products	0.00
Scope 3	Category 11	Use of sold products	0.00
Scope 3	Category 12	End-of-life treatment of sold products	0.00
Scope 3	Category 13	Downstream leased assets	0.00
Scope 3	Category 14	Franchises	0.00
Scope 3	Category 15	Investments	0.00
Total			**9,370.4**

Scope 3 emissions from ICT related services and professional services were the largest contributors to scope 3 emissions in FY25 followed by professional services.

DATA ASSURANCE

In FY25, PEXA obtained independent limited assurance across our Scope 1, 2 and 3 emissions sources to verify the boundary, accuracy and reliability of our emissions data. PEXA's Basis of Preparation and Assurance Statement can be found on the company website pexa-group.com.

Net zero scope 1 and scope 2 emissions

NETZERO TARGET PATHWAY

In line with our net zero pathway, PEXA maintains net zero emissions for scope 1 and scope 2 emissions. Net zero refers to the balance achieved when the amount of GHGs emitted into the atmosphere is equal to the amount removed or offset. This concept is critical in addressing climate change, as it emphasises reducing emissions to the lowest possible level and neutralising any remaining emissions through credible offset mechanisms. The Paris Agreement aims to:

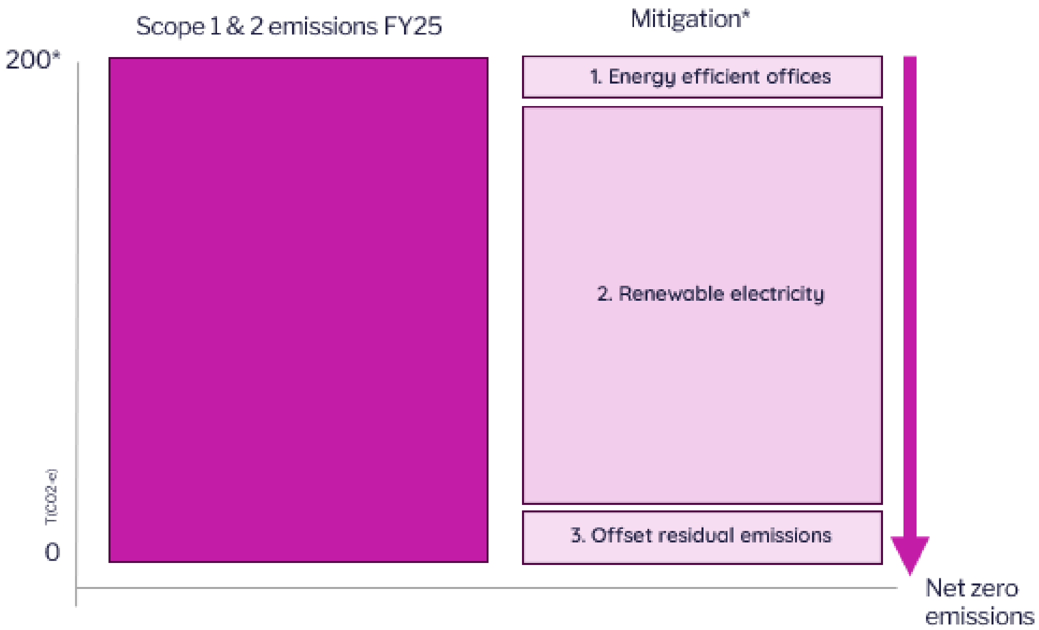
- Reduce global GHG emissions by 45% by 2030.
- Achieve Net Zero emissions by 2050*[1].

Our pathway for net zero scope 1 and scope 2 emissions includes:

Energy efficiency across our offices where we have operational control

Purchasing renewable electricity

Offsetting residual emissions annually



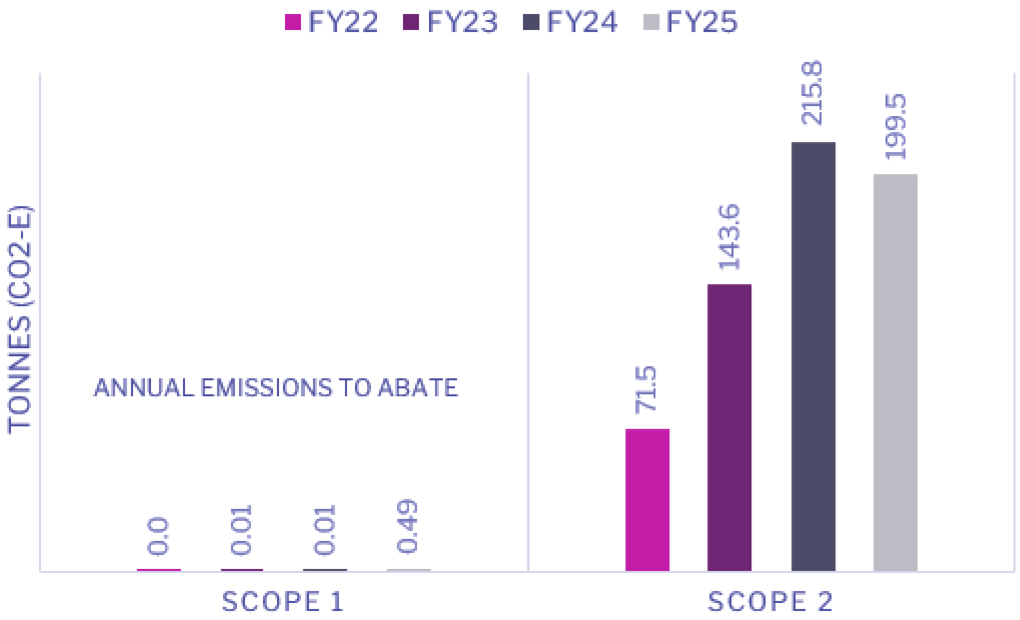
During FY25, PEXA mitigated its scope 1 and scope 2 emissions from the FY24 reporting year to net zero. This report provides the retirement certificates for PEXA's FY25 emissions mitigated to net zero. For more information on PEXA's retirement certificates for FY24, refer to PEXA's Scope 1 and 2 Net Zero Target Summary Report.

[1] Source: United Nations (https://www.un.org/en/climatechange/net-zero-coalition)

ANNUAL SCOPE 1 & 2 EMISSIONS INCLUDED IN NET ZERO

The boundary of PEXA's net zero commitment is scope 1 and scope 2 emissions under operational control. Once PEXA's inventory is completed at the end of the financial year, PEXA seeks independent limited assurance across emissions.

PEXA will then retrospectively mitigate its scope 1 and scope 2 emissions to zero and report its necessary retirements. Refer to graph 3 below



Annual Scope 1 & 2 emissions (tCO2-e)	
FY22	71.5
FY23	143.6
FY24	215.8
FY25	200

Graph 3

MAINTAINING NET ZERO FOR SCOPE 1 & 2 EMISSIONS

To maintain net zero scope 1 and scope 2 emissions, PEXA will:

1. Continue to account for its annual GHG emissions utilising an independent third-party consultant.
2. Independently assure its scope 1 and scope 2 emissions (assurance extends to scope 3 emissions however scope 3 are not included within this target).

3. Account for and offset any residual carbon emissions through an offsetting strategy that considers co-benefits for biodiversity, indigenous land practices or social impact verified credits.

PEXA's Assurance Statements and Basis of Preparation can be found on the company website Reports Policies and Publications | PEXA Group

EMISSIONS REDUCTION MEASURES TAKEN

• 100% of scope 2 emissions have been mitigated through the purchase of Largescale Generation Certificates (LGCs) and GreenPower (refer to Appendix 1 for details).

• Emissions from synthetic GHGs form less than 0.5% of Scope 1 & 2 emissions together but PEXA is investigating into alternative refrigerants to achieve Net Zero emissions by 2050.

These scope 1 emissions have been neutralised for FY2025 via the voluntary retirement of units in the Australian National Registry of Emissions Units (refer to Appendix 1 for details).

• PEXA has prioritised leasing in sustainable workspaces by locating its head office in Collins Square, Melbourne, a precinct with 5-star NABERS and Green Star ratings. The office features motion sensor lighting, 'follow-me' printing to reduce energy and paper waste, and collaboration spaces to enhance connectivity while supporting a greener workplace.

Appendix 1

OFFICIAL

Australian Government
Clean Energy Regulator

04 September 2025 VC202526-00878

To whom it may concern,

Voluntary cancellation of units in ANREU

This letter is confirmation of the voluntary cancellation of units in the Australian National Registry of Emissions Units (ANREU) by ANREU account holder, VIRIDIOS CAPITAL PTY LTD (account number AU-3048).

The details of the cancellation are as follows:

Date of transaction	03 September 2025
Transaction ID	AU43778
Type of units	KACCU
Total Number of units	10
Serial number range	8,351,408,959 - 8,351,408,968
ERF Project	Lenroy Regeneration Project – EOP100996
Vintage	2022-23
Transaction comment	Retired for and on behalf of PEXA for their FY25 emissions inventory

Details of all voluntary cancellations in the ANREU are published on the Clean Energy Regulator's website, Voluntary cancellations register | Clean Energy Regulator (cer.gov.au).

If you require additional information about the above transaction, please email CER-RegistryContact@cer.gov.au

Yours sincerely

David O'Toole
ANREU and International
NGER and Safeguard Branch
Scheme Operations Division

CLEAN ENERGY REGULATOR

OFFICIAL

The Clean Energy Regulator has accepted the following voluntary surrender offer:

Account: Viridios Capital Pty Ltd

Offer ID: 12276

Surrender type: Voluntary

Number of certificates: 334 LGC(s)

Date of offer: 24/09/2025

Date of acceptance: 03/10/2025

Reason for voluntary surrender: Altruistic purposes

Surrender note: Retired for and on behalf of PEXA for their FY25 emissions inventory to offset Tenancy/Organisation Controlled 333.2872 MwH.

Clean Energy Regulator note:

Certificates:

Accreditation code	Fuel source	Generation year	Creation year	Generator name	Generation state	Serial number range	Certificate quantity
SRPVQLO2	Solar	2025	2025	University of the Sunshine Coast - Solar - QLD	QLD	1-330	330
SRPVQLO2	Solar	2025	2025	University of the Sunshine Coast - Solar - QLD	QLD	331-334	4

These certificates have been accepted for voluntary surrender and permanently removed from the market under section 28A of the Renewable Energy (Electricity) Act 2000.

Regards,

REC Registry

www.rec-registry.gov.au

PEXA