PEXA

ENVIRONMENTAL STATEMENT

2026

Our Commitment

In line with PEXA's Environment, Social and Governance (ESG) Strategy, we are committed to protecting our natural assets, reducing our climate impact and supporting sustainable and resilient communities across our property ecosystem.

Our ESG Strategy, Framework and Action Plan support this commitment by focusing our efforts on our most important ESG issues, as determined through our materiality assessment, guiding us toward long term business sustainability. We recognise that the activities we undertake directly contribute to protecting our environment, reducing our impact and increasing our resilience to a changing climate. We are a participant of the United Nations Global Compact and we collaborate across industry to advance sustainability outcomes in regard to carbon emissions and modern slavery.

This statement outlines our environmental responsibilities and approach across all PEXA operations in Australia and the UK.

Carbon Emissions and Net zero

PEXA measures and reports our scope 1, 2 and 3 greenhouse gas emissions annually in line with the Greenhouse Gas Protocol. Our process is supported by an external third party and our inventory receives independent external assurance. Our reports are published on the company website and within our annual reporting.

Across the group, where we have operational control, we have mitigated our scope 1 and scope 2 emissions to zero for the FY24 and FY25 reporting years. PEXA's Net zero Scope 1 and Scope 2 Target Summary Report can be found on the company website.

Our Net zero Pathway has focused on emissions reduction, the purchase of 100% renewable electricity within our offices where available and offsetting residual emissions through Large-scale Generation Certificates (LGCs) and Australian Carbon Credit Units (ACCUs). Scope 3 emissions are measured and disclosed annually by category, with ongoing work to identify reduction opportunities across our value chain. We remain committed to continuing our emissions reduction initiatives, procuring 100% renewable electricity and retiring ACCUs and LGCs as appropriate annually.

Sustainable Workplaces

PEXA is a tenant in managed office spaces in Australian states and the UK. Our head office is located at 727 Collins St, Melbourne, Australia within a 5 Star *GreenStar As Built* certified building and holds a *National Australian Built Environment Rating System (NABERS)* rating of 6 Stars for Indoor Environmental Quality, 5.5 Stars for Energy and 5 Stars for Water which is rated as 'excellent' sustainability practice[1]. Our Sydney office is located at 180 George St and has achieved a 5 star NABERS Energy Rating, a 6 Star Green Star Design and a Platinum WELL rating.

The PEXA UK office occupies an 8000sqft floor in West Village, Leeds, a multi tenanted energy efficient building. West Village has achieved an *Environmental Performance Certificate* rating of C, Building emission rate (kgCO2/m2 per year) 17.65 and primary energy use (kWh/m2 per year) 146. West Village is targeting net zero and utilises rainwater for the buildings living walls and green roof applying sustainable design principles.

As part of our net zero pathway, our Melbourne, Sydney, and West Village, Leeds UK offices use 100% renewable electricity. Within our offices, we ensure that where we have an influence on fit-out, water efficient (WELS rated in Australia) fittings and energy efficient lighting and appropriate zoning are installed, buildings are managed in line with sustainability principles to reduce air pollutants and enhance office indoor health. We aim to cover as many recycling streams as possible including ICT (e-waste), paper, cardboard, commingle and organics (where available). We continue to identify opportunities to reduce single use plastics across our offices, utilise compostable food packaging where possible and promote reuse of office equipment.

Climate and Resilience

Climate is a strategic focus area within our ESG Strategy. We are implementing the requirements of the *Australian Sustainability Reporting Standards* AASB S2 (ASRS) on climate. We have completed climate-risk and opportunity assessments and climate scenario analysis which has been reported in the group's annual report and FY25 Climate-related Disclosure Report on the company website. PEXA has appointed an ASRS Steering Committee to govern and oversee the assessment and outcomes of climate risks and opportunities. Climate governance remains a responsibility of the Board and management committees.

Measuring Performance

We track key environmental metrics including waste and recycling rates. Targets include 60% waste diversion in Melbourne and 75% in Sydney. We contribute to water reduction through efficient fixtures within our tenancies however we do not have operational control for water use in tenanted buildings across Australia and the UK. Our electricity is captured within our greenhouse gas inventory and reporting annually. Our Facilities Managers in Australia and the UK are supported by the Group ESG function to oversee sustainability initiatives and to monitor, manage and report our environmental performance and support local communities.

PEXA is committed to continuous improvement, engaging our people, and fostering a sustainability-focused culture.

Yours sincerely,

Russell Cohen

Chief Executive Officer & Group Managing Director
PEXA Group

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[1] Sustainability ratings current June 2026