

Scope 3: Other Indirect Emissions

Emission Category (Scope 3)	FY2024 (tCO2e)	FY2023 (tCO2e)	FY2022 (tCO2e)
Business travel	84.62	-	-
Employee commuting	1,144.09	-	-
Waste generated in operations	355.07	-	-
Energy use in tenant-controlled spaces	11,901.90	-	-
Total Scope 3 (tCO2e)	13,485.67	-	-

Total GHG Emissions

Total Emissions	FY2024 (tCO2e)	FY2023 (tCO2e)	FY2022 (tCO2e)
Total Scope 1, 2 & 3 (tCO2e)	36,899.68	-	-

Note:  
The GHG emissions calculations were performed using the Low Carbon Operating System (“**LCOS**”) platform. LCOS’s carbon accounting methodology is fully compliant with the GHG Protocol and ISO 14064-1:2006 standards and has been verified and certified by an independent third party, Bureau Veritas.

- 1. Scope 1 emissions are direct greenhouse gas (“**GHG**”) emissions that occur from sources that are owned or controlled by the Group. The emission conversion factor for Scope 1 is derived from the UK Government’s GHG Conversion Factors.
- 2. The disclosure of Scope 1 emission above is limited to emissions as a result of our fuel combustions and refrigerant losses.
- 3. Scope 2 emissions are indirect GHG emissions arising from the generation of purchased electricity consumed by the Group. The emission conversion factor for Scope 2 is derived from the Energy Commission.
- 4. For our Scope 3 emission this year, our disclosure is limited to business travel, employee commuting emissions, waste generated in operations and downstream assets (separated energy use in tenant-controlled spaces). Conversion factors for Scope 3 emission calculations are derived from the UK Government GHG Conversion Factors.

WASTE MANAGEMENT

Related UNSDGs

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RESPONSIBLE CONSUMPTION AND PRODUCTION



Goal 12:

Responsible Consumption & Production

Why This Is Important

Effective waste management remains a key focus of our environmental strategy. Within our business operations, the construction sites produce the most significant waste, making them the largest and most consequential source. The Group is acutely aware of the potential impacts that waste from our operations can have on human health, the environment, and natural resources, as well as the costs associated with inefficient waste management, including shadow costing and other indirect impacts.

Our Approach

At Tropicana, we are guided by our Sustainability Policy (which includes waste management policy and resource use management policy). While 100% waste reduction may not be feasible, our approach focuses on reducing the environmental impact of our waste production, improving resource efficiency, and consistently monitoring our waste management data and progress.

Our waste management policy also governs our waste disposal practices, covering both scheduled and non-scheduled waste. Our waste management and disposal practices follow the guidelines of the Ministry of Housing and Local Government and the Department of Environment for both scheduled and non-scheduled waste.

Waste Type	Description
Construction Waste	Repurposing of excess concrete from sampling tests to patch project site holes to reduce waste generation.
	Modular temporary aluminium formwork and structures are reused in construction. Demolition waste concrete is crushed and repurposed for ramps on project sites.
	Minimisation of open cutting and repurposing excavated earth through urban regeneration of existing brownfield land.
	Waste segregation and recycling such as: <ul style="list-style-type: none"> <li>• Bins for domestic waste and scrap metal are provided</li> <li>• Construction waste material is resold to recycling companies wherever possible</li> </ul>
	Disposal of hazardous materials: <ul style="list-style-type: none"> <li>• Handled by professional certified companies</li> <li>• In full compliance with environmental regulations</li> </ul>
	Waste reduction through the implementation of an Industrialised Building System (“IBS”) Formwork.
	Efficient resource consumption, e.g. eco-friendly materials, recyclable materials and initiatives that promote reduced waste.
	<i>(See the “Sustainable” section of this Sustainability Report)</i>
Domestic Waste	Prioritisation of electronic communication, double-sided printing, and digital initiatives.
	Cooking oil from kitchen operations is recycled.
(Food, Paper & Plastic)	Optimise inventory management to improve overall kitchen efficiency. Food waste is diverted through: <ul style="list-style-type: none"> <li>• Our composting initiative (See the “Sustainable” section of this Sustainability Report)</li> <li>• Contribute food items to nearby underprivileged communities.</li> </ul>
Landscaping Waste	Landscaping cuttings are taken to a compost heap and converted into fertiliser for the soil. This is distributed for use throughout the property to aid in the regeneration of the soil and vegetation growth.
Others	Recycling of old golf buggy and battery.
	Implementation of material order controls to minimise resource waste.

Additionally, we continuously seek opportunities to minimise waste generation by optimising our processes and incorporating circular economy principles into our supply chain. This includes our composting initiative and our use of recyclable materials and formwork systems at our construction sites. We also implement our waste segregation system across our business operations, tracking our waste diverted from disposal to be reused or recycled.

The waste generated from our operations, including both domestic and scheduled waste, is monitored closely by the group and collected by contracted service providers at a cost. Our contractors are all licensed and required to employ sound waste disposal methods in compliance with national and local environmental regulations, in particular, the requirements outlined in the Environmental Management Plan (“EMP”). Scheduled waste produced at our sites is collected, stored and disposed of by operators licensed by the Department of Environment (“DOE”).

Our Performance

In FY2024, the Company generated 706.057 tonnes of waste. We diverted 23.9276 tonnes through recycling and reuse, while 682.13 tonnes were properly disposed of. For scheduled waste, we adhere to the Environmental Quality (Scheduled Wastes) Regulations, 2005, employing DOE-licensed contractors for collection and disposal.

Category	FY2024 (Tonnes)	FY2023 (Tonnes)	FY2022 (Tonnes)
Waste directed to disposal	682.13	-	-
Waste diverted from disposal	23.9276	-	-
Total Waste Generated	706.057	-	-

- Note:
1. Waste directed to disposal includes waste from our operation sites, such as rubbish, debris, and scrap materials, as well as waste from our hospitality sites, including the disposal of plastic and used plastic bottles.
  2. Waste diverted from disposal includes waste that is reused, recycled, or subject to other recovery positions.
  3. Recovery refers to an operation wherein products, components of the products or materials that have become waste are prepared to fulfil a purpose in place of new products, components, or materials that would otherwise have been used for that purpose.

SUSTAINABLE MATERIALS

Related UNSDGs

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INDUSTRY INNOVATION AND INFRASTRUCTURE



**Goal 9:**  
Industry, Innovation & Infrastructure

12

RESPONSIBLE CONSUMPTION AND PRODUCTION



**Goal 12:**  
Responsible Consumption & Production

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CLIMATE ACTION



**Goal 13:**  
Climate Action

Why This Is Important

As a property developer, we recognise the importance of using sustainable materials in our development. By using sustainable materials, we aim to minimize environmental impact, conserve resources, and promote long-term economic and social benefits. Through these efforts, we aim to create environments that are resource-efficient, environmentally responsible and aligned with the natural ecosystem throughout their lifecycle.

Our Approach

We use a variety of materials in the construction of our developments. This includes the use of eco-friendly materials and initiatives which help to minimise environmental impact by reducing waste, conserving non-renewable resources, and lowering overall carbon emissions. The use of eco-friendly or green-labelled materials aids in improving indoor air quality and a healthier living environment due to the use of non-toxic components. Highlighted below are the key eco-friendly materials and initiatives that we use in the construction phases of our properties, each with its associated advantages:

Eco-Friendly Materials & Initiatives	
Low-Volatile Organic Compounds (“VOC”) emulsion paints with green label	Used in common areas to reduce harmful indoor air pollution, improving indoor air quality.
Recycling and repurposing materials at construction sites for future use	Materials include temporary formwork framings and structures, steel and aluminium with recycled content, as well as Reinforcing Fabric of Steel BRC.