



CLIMATE DISCLOSURE UPDATE

2025



ABOUT THIS DOCUMENT

This Climate Disclosure Statement provides an update to the disclosures included in the Group's prior statements and should be read in conjunction with the Group's ESG disclosures, including the 2025 Sustainability Report and the Sustainability Data Pack which provide information on the overall ESG (Environmental, Social and Governance) strategy, initiatives and progress of Ingenia Communities Group (Ingenia or Group).

Corporate reporting suite

This Statement is part of our broader corporate reporting suite, including:

Sustainability Report: This report provides information on ESG strategy, initiatives and progress.

Sustainability Data Pack: Includes performance data for the reporting period and should be read in conjunction with the Sustainability Report.

Annual Report: This report provides information on the Group's strategy, financial performance, individual business segments, remuneration and the Group's financial statements.

Results presentations: This includes Ingenia Communities' strategy, financial and operating results for the period, portfolio updates and development pipeline.

Property portfolio: This details real estate assets owned and managed, including the detailed development pipeline.

Corporate Governance Statement: This outlines Ingenia's main corporate governance practices.

Modern Slavery Statement: This is a statement on the Group's actions to assess and address modern slavery risks in Ingenia's supply chain.

2023 and 2025 Climate Disclosure Statement: Outlines the Group's climate management approach and how the Group is managing climate-related risks and opportunities.

This is at 30 June 2025, unless otherwise stated.

Any enquiries about this Statement should be directed to investor@ingeniacommunities.com.au



ACKNOWLEDGEMENT OF COUNTRY

As an owner, operator and developer of real estate across Australia, Ingenia Communities acknowledges the traditional custodians of the lands on which we operate.

We recognise their ongoing connection to land, waters and community, and pay our respects to First Nations Elders past, present and emerging.

Image artist: Jake Simon

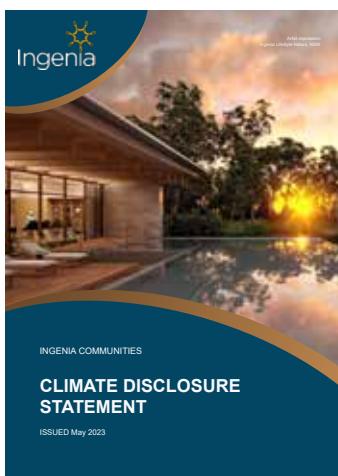
Name: Journey

About: The concept design integrates Ingenia's brand colours into a vibrant canvas inspired by coastal landscapes, featuring warm earthy tones and black accents to honour First Nations heritage. Amongst other elements, meandering paths symbolise the life-giving rivers that intricately connect Ingenia's communities and parks to their natural surroundings. It embodies sustainability, community, unity and harmony, resonating deeply with Ingenia's core values.

CLIMATE STRATEGY

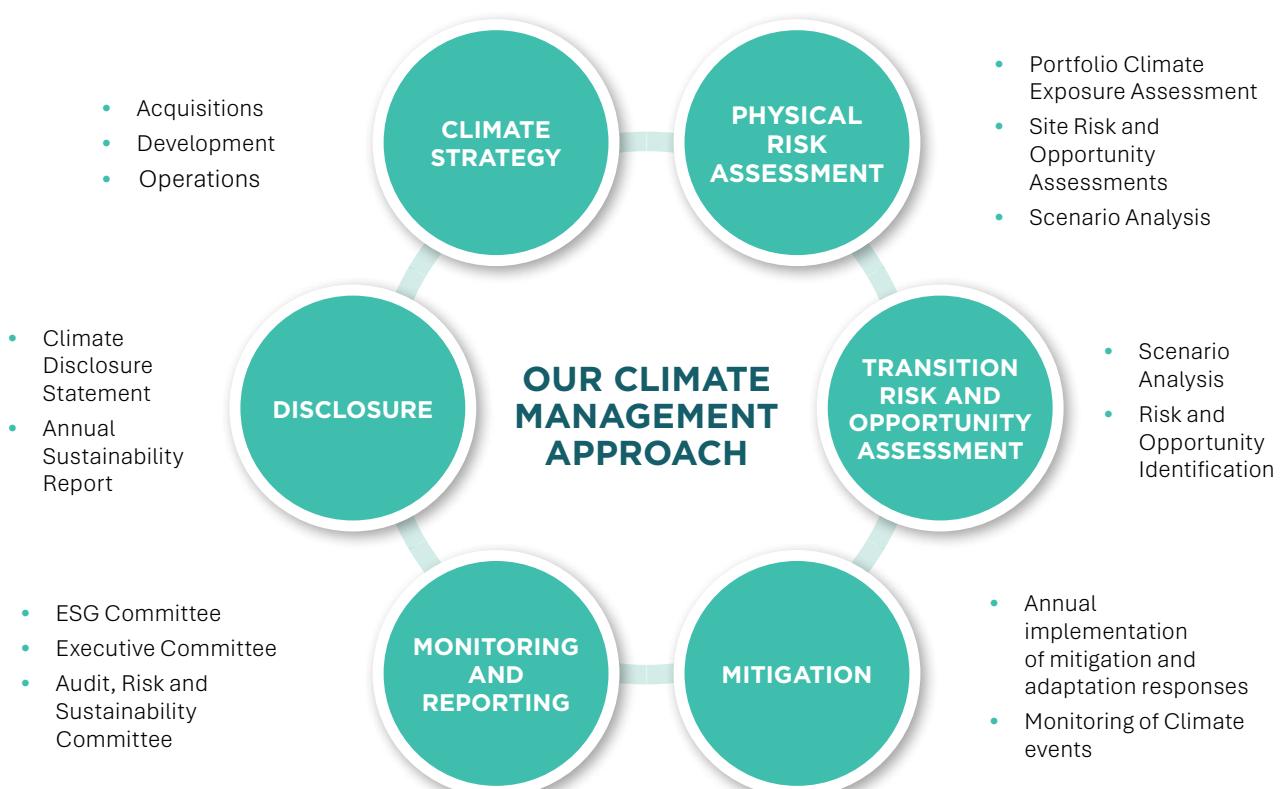
Ingenia recognises the significant global challenge posed by climate change.

We anticipate that extreme weather events and ongoing shifts in climatic conditions have impacted our communities in the past and will impact our communities in the future. We recognise the need to constantly improve our understanding of the risks imposed on our business and build resilience into our assets and operations through adaptation and mitigation measures. We also support community and government, and are driving our own corporate ambition, to transition to a low carbon economy.



In May 2023, we released our [Climate Disclosure Statement](#) aligned with TCFD (Taskforce for Climate-related Financial Disclosures). This statement reflects Ingenia's Climate Strategy including:

- identified opportunities to respond to transition risks associated with moving to a low carbon economy
- our commitments and process for identifying, assessing and managing physical climate-related risks and opportunities through our acquisition, development and operation processes
- climate governance structures, and
- metrics and targets to which we have committed to assess our progress.





Australian Sustainability Reporting Standards (ASRS)

As of 1 January 2025, the Australian Sustainability Reporting Standards (**ASRS**), including AASB S2 Climate-related Financial Disclosures come into effect for Group 1 entities. We remain committed to aligning with these standards and will report in accordance with AASB S2 through our FY26 Annual Report and Financial Statements. In preparation, we have commenced internal readiness activities to ensure compliance and transparency in our climate-related disclosures.

The following provides an update on the evolution of our Climate Strategy since publishing our Climate Disclosure Statement. This section summarises our current position under the 4 key pillars of the ASRS, including 2025 updates and next steps.

GOVERNANCE



Ingenia Communities' Board holds ultimate responsibility for overseeing Climate-related risks and opportunities (**CRRO**), with its role clearly defined in the Board Charter, last reviewed in December 2024. The Board comprises members with diverse expertise across strategy, operations, real estate, legal, risk, compliance, and sustainability – ensuring it is well-equipped to guide the Group's climate response. During FY26, the Board assessed its collective competencies and confirmed it possesses the necessary skills to oversee

climate-related strategies. The Board is supported by two key committees: the Audit, Risk and Sustainability Committee (**AR&SC**) and the People and Culture Committee (**P&CC**). These committees provide regular updates to the Board and play a central role in climate governance, including oversight of risk management, sustainability strategy, and climate-related target setting, as outlined in the 2025 Sustainability Report.

2025 Actions

- **Review of Board Charter to ensure climate-related issues are appropriately integrated into Board considerations.**
- **Review of Board Climate competencies.**
- **Board engagement in 2035 Net Zero (Scope 1 & 2 from operations) Strategy review and Climate Transition Assessment.**

Next Steps

- **Pre assurance of AASB S2 report.**
- **Physical risk assessment review and update.**
- **Development of climate-related Financial Metrics.**



STRATEGY



Ingenia Communities' strategy is focused on scaling its operations and establishing long-term sector leadership through the development of sustainable communities and enhanced operational performance. A framework for the management of **(CRRO)** is embedded across the Group's acquisition, development, and operational processes. Identification of Physical and Transition Risks and Opportunities provides clear strategic guidance on key areas of focus. A Climate Hazard Exposure Assessment is conducted for all assets, informing capital allocation and mitigation strategies.

The Group's climate mitigation strategy is guided by a commitment to Net Zero Scope 1 and 2 emissions by 2035, with an interim target of a 30% reduction (using a stable asset base) by mid-2026. Ingenia's decarbonisation pathway prioritises operational efficiencies – such as LED lighting, solar installations, electrification, and geothermal systems before considering offsets. The strategy also includes the development of Green Star-certified communities and homes, and the application of Sustainable Development Guidelines to all new masterplanned projects ensure climate resilience and low-carbon outcomes across the portfolio.

2025 Actions

- AASB S2 Report pilot and gap analysis.
- Energy Strategy adoption – including renewable energy roll out.
- Sustainable Development Guidelines – adoption includes requirement for consideration of climate related issues aligned to Green Star credit requirements, delivery of energy efficiency and renewable energy amongst other ESG deliverables.
- Solar and metering – deployment and monthly performance monitoring.

Next Steps

- Completion of AASB S2 Report.
- Monitoring, reporting and refining climate initiatives.

RISK MANAGEMENT



Ingenia Communities has embedded climate-related risk management into its broader enterprise risk framework, which aligns with ISO 31000 Global Risk Management Standard. Climate risks and opportunities are identified, assessed, prioritised, and monitored through the Group Risk Management Policy and Risk Registers, which are regularly updated and reviewed by the Audit, Risk and Sustainability Committee (AR&SC) and the Board. Risks are evaluated using a matrix that considers likelihood, impact, asset value, and operational continuity.

The Group has developed a comprehensive Climate Hazard Exposure Assessment across all assets, using RCP 8.5 scenario modelling to evaluate acute and chronic physical risks. This assessment informs acquisition decisions, capital planning, and mitigation strategies. Ingenia currently has a Key Risk Indicator (KRI) utilising portfolio by value as a metric to assess and monitor climate hazard exposure.

Transition risks and opportunities have recently been updated through a dedicated Transition Risk Assessment, developed with external experts and aligned to RCP 1.9. Three high level risks were identified through the process including:

- risks associated with transition to low carbon technologies
- risk of reduced availability of capital and funding
- devaluation of inefficient assets.

Two opportunities were also identified: building efficiency improvements and increased use of low carbon materials in construction.

This process identifies market, policy, and reputational risks and informs strategic planning. Risk management is integrated across the asset lifecycle – from acquisition and development to operations – ensuring climate resilience is embedded in all stages of community planning and management.

Asset based climate event mitigation is a focus for the business. For example we instigated bushfire management preparation plans in anticipation of summer weather events, including ongoing communications to our asset teams relating to awareness, preparedness and evacuation strategies, site inspections and coordinated bushfire evacuation drills, notification systems for customers and asset managers, and installation of emergency satellite communication where needed.

This year we developed an internal Climate Event Asset Survey to support collection of data and improved understanding of climate events, impacts on our assets, and the role of our responses in the form of preventative measures.

2025 Actions

- **Climate Transition Risk and Opportunity Assessment Review –** The review reassessed our Climate Transition Risks and Opportunities to ensure alignment to leading practice and meet stakeholder needs.
- **Scenario Narratives –** Expanded our climate assessment scenarios.
- **Climate Hazard Exposure Assessment –** Updated with IPCC 6th Assessment Report projections, and models downscaled to local Australian context.
- **Climate Event Asset Survey -** Collected and centralised a climate event and response data to assess severity of event, impacts, and asset resilience.

Next Steps

- **Physical Risk Assessment Processes –** review and evolve asset materiality assessment, focus on site specific priority hazards and impact mitigation measures.
- **Transition Risk –** Review risk materiality process, monitoring financial impacts of risks, allocation of risk owners, and regular risk tracking systems.

METRICS & TARGETS



Since publishing our first Climate Disclosure Statement in 2023 we have evolved our internal reporting metrics. Our current suite of metrics enable us to understand a more complete picture of our portfolio and where to focus our monitoring and resources in the short, medium and long term. This includes:

- portfolio climate hazard exposure risk including overall exposure and exposure to specific hazards
- exposure by asset value
- exposure by asset area.

We continue to work towards more comprehensive disclosures and data coverage with a focus on the following:

Key Metrics:

- **Greenhouse Gas Emissions:** Scope 1 and 2 emissions, and resident use Scope 3 emissions are reported for the consolidated group, with remaining Scope 3 reporting scheduled over the following years aligned to ASRS requirements. For details on the Group's Scope 1 and 2 emissions, refer to the [Sustainability Data Pack](#).
- **Measurement Approach:** Emissions are calculated using an operational control approach and the National Greenhouse Accounts (NGA) factors.

- **Vulnerability & Alignment:** Metrics are being developed to quantify the amount and percentage of assets vulnerable to physical and transition risks, and those aligned with climate-related opportunities.
- **Capital Deployment:** Investment in renewable energy and efficiency is tracked, including investments reported under the CEFC debt facility, with further refinement in tracking mechanisms in development.
- **Internal Carbon Price:** Ingenia does not currently apply an internal carbon price in decision-making.

Climate-Related Targets

- **Net Zero Commitment:** Ingenia has committed to Net Zero Scope 1 and 2 emissions by 2035, with an interim target of a 30% reduction by mid-2026 (against a 2019 baseline).

This year we engaged external expertise to review and further develop our 2035 net zero emissions strategy. Whilst we monitor our performance annually, the update is the first since announcing the strategy in 2021. The review demonstrated that through the implementation of our solar PV installation and monitoring plan, fuel switching and efficiency upgrades we remain on track to deliver our Net Zero strategy in 2035.

More details are found in the [2025 Sustainability Report](#) and our [Sustainability Data Pack](#).

2025 Actions

- 2035 Net Zero Carbon Strategy and interim 2026 - 30% reduction on 2019 baseline – (Scope 1 and 2) - reviewed progress and trajectory.
- Scope 3 emissions - Identified boundaries, data collection approach and reporting timeline.
- Emissions Data Management System – commenced implementation of a Data Management System to support the collection, analysis and reporting of Scope 1,2 and 3 emissions data.

Next Steps

- Financial Metrics – Identification of appropriate metrics that will support tracking potential financial impacts of climate related risks and opportunities on our business.
- Climate Data Management System – complete implementation and identify opportunities to better automate and systematise collection and analysis of weather and climate data and physical risk information.

CAUTION CONCERNING FORWARD-LOOKING STATEMENTS

Certain information set forth in this presentation contains “forward-looking information”, under applicable securities laws (collectively referred to herein as forward-looking statements).

These statements are based on our current expectations about future events or future financial performance. Forward-looking statements by their nature address matters that are, to different degrees, uncertain, and often contain words such as “may,” “could,” “expect,” “intend,” “plan,” “seek,” “plan” “anticipate,” “believe,” “estimate,” “predict,” “potential,” or “continue.”

These statements are not guarantees of future performance and undue reliance should not be placed on them. Such forward-looking statements necessarily involve known and unknown risks and uncertainties, which may cause actual performance and financial results in future periods to differ materially from any projections of future performance or result expressed or implied by such forward-looking statements.

Although forward-looking statements contained in this presentation are based upon what management of the Company believes are reasonable assumptions, there can be no assurance that forward-looking statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. The Company undertakes no obligation to update forward-looking statements if circumstances or management’s estimates or opinions should change except as required by applicable securities laws. The reader is cautioned not to place undue reliance on forward-looking statements.



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