

GHG Emissions, Methodology, Uncertainties and Assumptions

Scope	Category	Emissions source/activity	Data source	Emissions factor and GWP	Methodology, estimation and assumptions	Level of uncertainty
Scope 1	N/A	Natural gas Used at some sites for domestic hot water and heating hot water.	Supplier invoices. Managed by utilities management supplier, Smart Power. ¹	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> Global Warming Potential (GWP) is from Intergovernmental Panel on Climate Change (IPCC) AR5.	Measured in kilowatt hours consumed and calculated using the activity based method. Oceania assumes that the kilowatt hours provided by natural gas suppliers is an accurate record of natural gas consumed and that reporting by third party utilities management supplier is complete and accurate.	Low uncertainty.
	N/A	LPG Used at some sites for domestic hot water. Also used in communal BBQs for independent residents.	Supplier invoices. Managed by utilities management supplier, Smart Power. ²	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> GWP is from IPCC AR5.	Measured in kilograms consumed and calculated using the activity based method. Oceania assumes that the kilograms provided by LPG suppliers is an accurate record of LPG consumed and reporting by third party utilities management supplier is complete and accurate. Oceania also assumes that 9kg cylinder LPG bottles for communal BBQs are captured in scope 3 Category 1 (purchased goods and services).	Low uncertainty.

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2. Fleet Partners manage Oceania’s fleet, and fleet related energy use

Scope	Category	Emissions source/activity	Data source	Emissions factor and GWP	Methodology, estimation and assumptions	Level of uncertainty
Scope 1 cont.	N/A	Diesel - transport Used in diesel powered vehicles.	Fuel card data. Managed by third party fleet management supplier, Fleet Partners ¹	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> . GWP is from IPCC AR5.	Measured in litres consumed and calculated the using the activity based method. Oceania assumes that litres recorded on fuel card data is an accurate record of diesel consumed and reporting by third party fleet management supplier is complete and accurate.	Low uncertainty.
	N/A	Petrol - transport Used in petrol powered vehicles.	Fuel card data. Managed by third party fleet management supplier, Fleet Partners ²	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> . GWP is from IPCC AR5.	Measured in litres consumed and calculated using the activity based method. Oceania assumes that litres recorded on fuel card data is an accurate record of petrol consumed and that reporting by third party fleet management supplier is complete and accurate.	Low uncertainty.
	N/A	Fugitive emissions From HVAC systems used across sites.	Records from HVAC suppliers (emails and reports).	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> . GWP is from IPCC AR5.	Measured in kilograms and calculated using the activity based method. Oceania assumes that gas replacement or top up records provided by HVAC suppliers represent a complete and accurate account of all quantities used to top up HVAC systems.	Medium uncertainty. Based on actual servicing data, but may miss minor leaks or unreported losses. Some maintenance may occur outside reporting channels; mitigated through checks with regional maintenance managers.

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Scope 2	N/A	Purchased electricity Used at sites for operations and for offsite electric vehicle (EV) charging.	Supplier invoices. Managed by utilities management supplier, Smart Power ¹ . Chargenet data. Managed by fleet management supplier, Fleet Partners ²	BraveTrace. (2025). <i>NZECS Production Year 2025 Annual Report / Residual Supply Mix (FY25; 1 April 2024–31 March 2025)</i> . GWP is from IPCC AR5.	Measured in kilowatt hours consumed and calculated using the activity based method. Oceania assumes that all data provided by electricity suppliers is an accurate record of electricity consumed, and all offsite EV charging is captured through Chargenet report. It further assumes reporting by third party utilities management and fleet management suppliers is complete and accurate.	Low uncertainty.
	N/A	Onsite generation using solar PV Used directly at sites where solar PV is installed.	Generation data from solar online portal (Sunny Portal, powered by ennexOS).	N/A	Measured in kilowatt hours consumed and calculated using the activity based method. Oceania assumes all data captured via solar online portal is complete and accurate.	Low uncertainty.
Scope 3	Category 1 Purchased Goods and Services	Emissions from goods and services purchased and used in operations.	Supplier specific emissions	Supplier-specific emissions intensity factors using supplier-reported emissions and revenue data.	Oceania requests data from suppliers accounting for >1% of annual spend. Supplier emissions were divided by revenue to calculate an intensity, then multiplied by Oceania supplier spend. This method assumes supplier reported emissions and revenue data is complete and accurate.	Medium uncertainty. The use of supplier specific data tailored to Oceania’s spend improves accuracy over generic spend-based methods but results remain dependent on the accuracy and completeness of supplier disclosures.

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Scope	Category	Emissions source/activity	Data source	Emissions factor and GWP	Methodology, estimation and assumptions	Level of uncertainty
Scope 3 cont.	Category 1 Purchased Goods and Services		Supplier product use emissions (1%).	Department for Energy Security and Net Zero. (2025). <i>UK Government greenhouse gas conversion factors for company reporting: 2025.</i> GWP is from IPCC AR5.	Suppliers provide product quantity data and emissions are calculated using the activity based method. Oceania assumes supplier reported data is complete and accurate, and that the emissions factors applied accurately represents the product.	Medium uncertainty. The calculation is based on physical activity data and product specific factors but may be affected by variability in product specifications or accuracy of supplier reported quantities.
			Supplier ¹ EPD product specific emissions (2%).	Product specific factor.	Emissions were calculated using supplier-provided EPD data under the product-specific method. Oceania assumes data reflects current product specifications and is reported consistently.	Low uncertainty.

1. An Environmental Product Declaration (EPD) is a report that states the environmental impacts of a product over its life cycle, including its global warming potential, measured in tonnes of CO₂e.

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Scope 3 cont.	Category 1 Purchased Goods and Services		Oceania operational expenditure derived from the General Ledger ¹	Thinkstep-anz. (2025). Emission Factors for New Zealand: Greenhouse Gas Emission Intensities for Commodities and Industries. v3.0. Wellington: thinkstep-anz. GWP is from IPCC AR5.	Measured using the spend based method as emissions per dollar spent on products or services procured. This method applies average emissions intensity per dollar spent to procurement data. Oceania assumes a consistent relationship between cost and carbon intensity across product and service types and suppliers.	High uncertainty. It relies on generalised factors that may not reflect actual product or service specific emissions, supplier practices, or regional differences.
		Water use Emissions from water use in operations.	Supplier invoices. Managed by utilities management supplier, Smart Power ² .	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> . GWP is from IPCC AR5.	Measured in cubic metres and calculated using the activity based method. For ten council serviced sites with annual or biannual data, missing values are estimated using the average of previous months. Estimates assume relatively consistent usage over time.	Low to medium uncertainty. Data is provided through supplier invoicing and has low uncertainty. Uncertainty arises where estimates are used, particularly if seasonal or operational changes occurred during unreported periods.

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Property rates (i.e. local council rates) have been excluded from Scope 3, Category 1 (Purchased Goods and Services) emissions. While these costs fall within Oceania’s operational control boundary, they do not represent a good or service with associated upstream emissions. Rates are classified as a tax or levy and do not reflect emissions attributable to a specific product or service purchased. This treatment is consistent with the GHG Protocol, which excludes taxes and other non purchase expenditures from Scope 3 Category 1 emissions calculations. Transactions relating to employee reimbursements for professional expenses and temporary labour costs, which are classified as non-emitting sources, are also excluded. These are not considered purchases of goods or services from third party vendors, and emissions associated with temporary personnel are assumed to be captured under other categories such as waste, water, and electricity. This methodology is consistent with prior year disclosures, and the emissions impact is considered immaterial (<1%) in the context of total purchased goods and services emissions. This treatment is consistent with the GHG Protocol, which excludes taxes and other non purchase expenditures from Scope 3 Category 1 emissions calculations.

2.

Fleet Partners manage Oceania’s fleet, and fleet related energy use

Scope	Category	Emissions source/activity	Data source	Emissions factor and GWP	Methodology, estimation and assumptions	Level of uncertainty
Scope 3 cont.	Category 2 Capital Goods	Emissions from construction.	Volume of construction materials per build.	Unique emission factors based on reference builds.	Oceania used two approaches to measure upfront embodied carbon in FY26. Emissions are measured using the NZGBC Green Star embodied carbon calculator for three reference builds and the NZGBC Homestar embodied carbon calculator (HECC) for a reference villa. Results are expressed as kg CO₂e per m² and applied to new developments of the same typology. Typologies are assigned by Oceania’s design team based on building characteristics. Each typology is matched to a representative material composition. This method assumes consistency in design, materials, and construction methods across comparable developments. Where a component (e.g. wall structure) includes multiple elements, Oceania uses standard high emission compositions from the BRANZ database. Where exact materials are unknown, conservative estimates are applied. The methodology was refined and updated in FY26. For our Franklin development NZGBC Green Star and NZGBC Homestar embodied carbon calculator was directly applied to the development stage 1 villas and the amenities building.	Medium to high uncertainty Estimated material quantities may vary to the actual quantities of materials used during construction, which may span multiple reporting periods. Additional uncertainty exists due to potential differences in the typologies compared to the actual building characteristics of each development. Embodied carbon estimates for Franklin are based on consultant-provided design-stage inputs and NZGBC Green Star/Homestar calculators, with as built certifications in progress¹. Consistent with the defined reporting boundary and due to data limitations and the absence of a consistent, reliable method for comparable dwelling-level benchmarking, the assessment excludes services, such as electrical and plumbing, landscaping and site works, and certain external building elements not required for Homestar reporting.

1. The embodied carbon calculations for Franklin were prepared using information supplied by management and external consultants, and the NZGBC Green Star and Homestar embodied carbon calculators. A refined methodology was applied for Franklin, directly using these calculators rather than the prior reference-build approach. The reduction also reflects lower-carbon design and material choices, including lower-carbon concrete, reduced steel use and lower product-specific concrete emissions factors. Estimates are subject to uncertainty due to limitations in the calculator tools, including restrictions on the product types and emissions factors that can be entered, reliance on design-stage estimates of material quantities and product specifications that may vary at as-built stage, and consultant-provided inputs that have not been independently verified. Minor timber pergola elements were not separately quantified as their expected A1-A5 impact is not considered material and is expected to be covered by conservative framing assumptions. Oceania will consider inclusion of excluded sources in future where reliable data and suitable quantification methods become available

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Scope 3 cont.	Category 2 Capital Goods	Refurbishment expenses Emission generated during refurbishment.	Oceania operational expenditure.	Thinkstep-anz. (2025). Emission Factors for New Zealand: Greenhouse Gas Emission Intensities for Commodities and Industries. v3.0. Wellington: thinkstep-anz. GWP is from IPCC AR5.	Measured using the spend based method as emissions per dollar spent on products or services procured. This method applies average emissions intensity per dollar spent to procurement data. Oceania assumes a consistent relationship between cost and carbon intensity across product and service types and suppliers.	High uncertainty. It relies on generalised factors that may not reflect actual product or service specific emissions, supplier practices, or regional differences.
	Category 2 cont.	Flooring Includes flooring materials such as carpet and vinyl.	Supplier EPDs (2%).	Product specific factor.	Measured in metes squared of laid flooring and calculated using the product specific method. Oceania assumes all emissions were reported consistently and reflect current product specifications.	Low uncertainty.
	Category 3 Fuel and Energy-related Activities	Natural gas Includes well-to-tank and transmission and distribution losses emissions of Scope 1 natural gas consumption.	Supplier invoices. Managed by utilities management supplier, Smart Power	Department for Energy Security and Net Zero. (2025). <i>UK Government greenhouse gas conversion factors for company reporting: 2025</i> . GWP is from IPCC AR5.	Measured in kilowatt hours consumed and calculated using the activity-based method. See scope 1 above for assumptions.	Low uncertainty.

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Scope 3 cont.	Category 3 Fuel and Energy-related Activities	LPG Includes well-to-tank emissions of Scope 1 LPG consumption.	Supplier invoices. Managed by utilities management supplier, Smart Power	Department for Energy Security and Net Zero. (2025). <i>UK Government greenhouse gas conversion factors for company reporting: 2025.</i> GWP is from IPCC AR5.	Measured in kilograms consumed and calculated using the activity based method. See scope 1 above for assumptions.	Low uncertainty.
	Category 3 Fuel and Energy-related Activities	Diesel Includes well-to-tank emissions of Scope 1 diesel consumption.	Fuel card data. Managed by third party fleet management supplier, Fleet Partners	Department for Energy Security and Net Zero. (2025). <i>UK Government greenhouse gas conversion factors for company reporting: 2025.</i> GWP is from IPCC AR5.	Measured in litres consumed and calculated using the activity based method. See scope 1 above for assumptions.	Low uncertainty.
	Category 3 Fuel and Energy-related Activities	Petrol Includes well-to-tank emissions of Scope 1 petrol consumption.	Fuel card data. Managed by third party fleet management supplier, Fleet Partners	Department for Energy Security and Net Zero. (2025). <i>UK Government greenhouse gas conversion factors for company reporting: 2025.</i> GWP is from IPCC AR5.	Measured in litres consumed and calculated using the activity based method. See scope 1 above for assumptions.	Low uncertainty.

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Scope 3 cont.	Category 3 cont.	Electricity Includes well-to-tank and transmission and distribution losses of Scope 2 electricity consumption.	Supplier invoices (managed by Oceania’s third party utilities management supplier and uploaded to an automated data management system).	BraveTrace. (2025). <i>NZECS Production Year 2025 Annual Report / Residual Supply Mix (FY25; 1 April 2024–31 March 2025)</i> .	Measured in kilowatt hours consumed and calculated using the activity based method. See scope 2 above for assumptions.	Low uncertainty.
	Category 4 Upstream Transportation and Distribution	N/A	N/A	N/A	Transportation spend could not be separately identified from Category 1 and 2 operational expenditure. Emissions assumed to be captured within the supplier emissions reported under those categories.	N/A
	Category 5 Waste	General operational waste Landfill waste generated from operations.	Waste management supplier report.	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> . GWP is from IPCC AR5.	Measured in kilograms of waste collected and calculated using the activity based method. ceania assumes that the kilograms by waste material is an accurate record of construction waste and that data provided by waste management suppliers is complete and accurate.	Low to medium uncertainty.

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Scope 3 cont.	Category 5 Waste	Construction waste Waste generated from building and development.	Waste management supplier report sourced via construction partners.	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> . GWP is from IPCC AR5.	Measured in kilograms of waste collected and calculated using the activity based method. Oceania assumes that the kilograms by waste material is an accurate record of construction waste and that data provided by waste management suppliers is complete and accurate.	Low uncertainty.
	Category 5 Waste	Food waste Food waste to landfill generated from operations.	Waste management supplier report.	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> . GWP is from IPCC AR5.	Measured in kilograms of waste collected at sites with commercial food waste collection, and calculated using the activity based method. Oceania assumes that at sites without separate food waste collection, food waste is captured under general operational waste.	Medium uncertainty. Waste volumes are directly measured at some sites but uncertainty arises from assumptions made for sites without separate collection.
	Category 5 cont.	Wastewater Emissions generated from the treatment and discharge of water used in operations.	Supplier invoices. Managed by utilities management supplier, Smart Power	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> . GWP is from IPCC AR5.	Oceania estimated wastewater as 95% of water consumption volume and calculated using the activity based method. Oceania assumes a consistent and typical proportion of water is returned to the wastewater system across sites.	Medium uncertainty The water consumption data is reliable, but the wastewater volume is estimated and may not account for variations in site specific water use.

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Scope 3 cont.	Category 6 Business Travel	Air travel Flights taken by staff.	Travel report provided by third party travel management supplier.	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> . GWP is from IPCC AR5.	Measured by distance and mode of flight and calculated using the activity based method. Oceania assumes that all reported flights are for business purposes and that the travel data report is complete and accurate. It is also assumed that no significant deviation in efficiency or emissions performance by specific carriers or aircrafts, and that layovers or multi leg trips do not affect the haul categorisation.	Low to medium certainty. While the activity data reflects actual travel, considering both distance and class, some assumptions exist around the use of multiple carriers or aircraft types and the deviations in their emission performance.
	Category 6 Business Travel	Rental vehicles Staff use of hired cars.	Rental vehicles Staff use of hired cars.	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> . GWP is from IPCC AR5.	Measured by distance travelled and vehicle size and calculated using the activity based method. Oceania assumes that rental vehicles are for business purposes and supplier travel reports are complete and accurate.	Low uncertainty.
	Category 6 Business Travel	Staff mileage claims Staff travel with personal vehicles	Internal mileage claim report.	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> . GWP is from IPCC AR5.	Calculated using the spend based method. Total mileage claim spend was divided by the IRD Tier 1 rate per kilometre to estimate distance travelled. Oceania assumes all employee travel in personal vehicles is submitted through formal mileage claim process and that cost data accurately reflects actual distances.	Medium to high uncertainty. The spend based method carries high uncertainty due to assumptions about vehicle efficiency, route conditions, and the completeness of mileage claims. The IRD Tier 1 rate provides a reasonably proxy for estimating distance from cost data.

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Scope 3 cont.	Category 6 cont.	Taxis and rideshares The use of on demand transport services such as Uber.	Travel report provided by rideshare supplier.	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> . GWP is from IPCC AR5.	Measured using kilometres travelled and calculated using the activity based method. Oceania assumes that the supplier report is complete and accurate.	Low uncertainty.
	Category 6 cont.	Hotels Overnight accommodation used during business travel.	Travel report provided by a third party travel management supplier.	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> . GWP is from IPCC AR5	Measured by per night stay and calculated using the activity based method. Oceania assumes the supplier report is complete and accurate.	Low uncertainty.
	Category 7 Employee Commuting	Emission associated with employee travel to and from work.	Employee survey (via third party survey platform).	Ministry for the Environment. (2025; last updated 27 March 2026). <i>Measuring Emissions Guide / Measuring Emissions Catalogue 2025 (v3)</i> .	Calculated using the activity based method, based on typical travel mode and distance data from an FY25 employee survey, applied to total headcount for current reporting period. Oceania assumes that the survey results accurate represent commuting behaviour.	Medium uncertainty. Self-reported survey data may be subject to recall bias or variability in travel patterns, as well as applying average responses to full headcount.

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Scope 3 cont.	Category 13 Downstream Leased Assets	Independent living (ILU) residents' electricity consumption	Check metre data from internal reporting app.	BraveTrace. (2025). <i>NZECS Production Year 2025 Annual Report / Residual Supply Mix (FY25; 1 April 2024–31 March 2025)</i>. GWP is from IPCC AR5	Calculated using the activity based method. Proxy data was established from actual metered electricity readings from 10 sites for villas and apartments, segmented by unit size. Average consumption values applied to estimate residents with Installation Control Points (ICPs). Oceania assumes consistent electricity usage among similarly sized units, that readings below 2Wh/day indicate vacancy.	Medium uncertainty. Although based on real metered data, it uses averages to estimate consumption across sites, which may not reflect individual usage variations.