

About Sintali

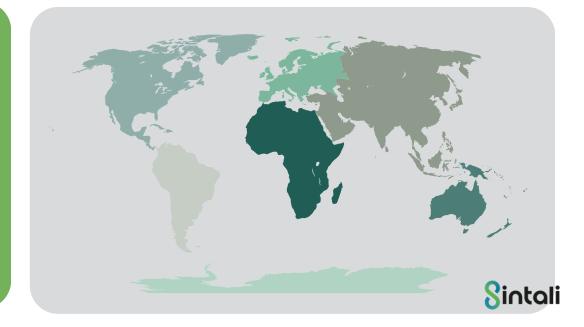
Sintali is a global certification company, focused on making the built environment more sustainable.

We work in over 100 countries across the globe and verify the sustainability performance of buildings and green infrastructure against internationally recognised standards such as EDGE, an IFC innovation, and Building with Nature.

Our goal is to accelerate the transition to a sustainable society by empowering organisations to make informed choices and champion change.

Our motto is to do good and be good.

110+ Countries
700+ Clients
100+ Partners
130,000+ certificates



Our values

Our values underpin our purpose and define how we work, both internally and externally.



Transparency

We aspire to be honest with ourselves and with our stakeholders when it comes to progress and work. We believe transparency is at the centre of trust.



Our commitments

Sintali is focused on helping organisations demonstrate and validate their environmental impact.

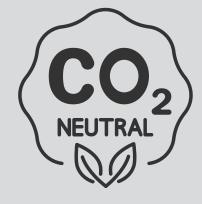
As pioneers in the sustainability realm, it is vital we lead by example and demonstrate our own commitment to sustainability.

In October 2021, we joined the SME Climate Hub, a climate action platform for small and medium-sized enterprises (SMEs) to curb carbon emissions, build business resilience and take climate leadership.

By joining the SME Climate Hub, Sintali has pledged to:



Halve its carbon emissions by 2030



Achieve netzero emissions before 2050



Regularly report on progress towards these aims.





Section 1: People

The following section reflects on the measures we have implemented to support our employees as well as others in the built environment sector.

We recognise that as a small company, we still have a long way to go in these areas but through reporting our current initiatives we can track our progress as we grow as a company.

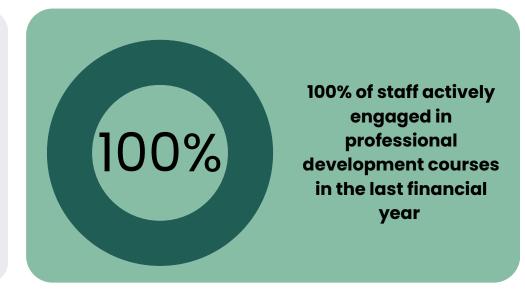


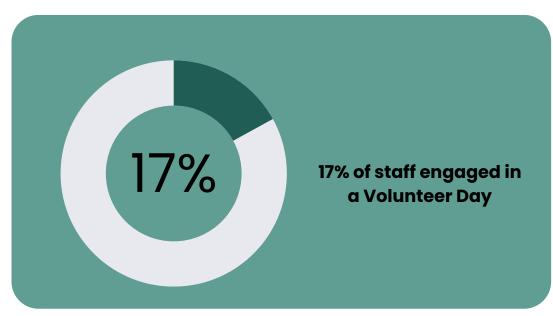
Employee support and opportunities

As part of our people-first approach we strive to create a supportive workplace for our colleagues, where they feel recognised for the work they do and have the opportunities to further their career path.

In the past year we have increased our headcount by 30%, hiring our 17th employee in 2025. This is up by over 100% since Sintali's inception in 2020.

Our turnover rate in the last financial year was 13.3%. We aim to continue keep this at a minimum as we grow as a company.









Workplace inclusion, diversity and gender equality

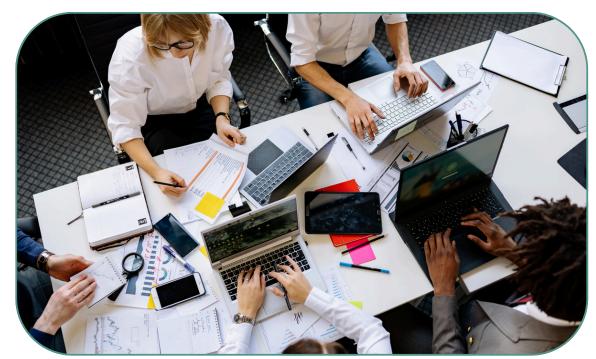
We are committed to creating an inclusive and equitable work environment where diversity is valued and there is equality of opportunity.

We also recognise that the climate and ecological crisis disproportionately impacts minority and/or marginalised communities – yet these voices are underrepresented in the sector.

As a player in the sector, we aim to lead by example by setting out a workplace inclusion policy and ensuring that Sintali is a positive and friendly workplace for all.

Workplace Inclusion Policy

As a company that works on a global level, we value diversity and strive to maintain an inclusive work environment free from harassment and discrimination. We have a strict workplace inclusion policy in place within all employee contracts to make sure there is no unlawful discrimination or harassment by any means.





Diversity statistics



64% of staff members are female

30% of board members are female

50% of managers are female



35% staff members from ethnic minority backgrounds



41% of staff members raised abroad

Diversity monitoring during hiring process

As part of our commitment to building an inclusive organisation, we have introduced monitoring of diversity data within our recruitment and workplace practices. The purpose of collecting this information is to ensure that we are reaching a diverse pool of applicants and addressing any unconscious biases that may exist in our processes. The data is collected anonymously and guided by government recommendations on best practice, allowing us to reflect honestly on our approach and make adjustments to improve accessibility and inclusivity across our work.

Partnerships and collaborations

Sintali recognises that each member of the value chain plays a role in decarbonisation of the built environment. As part of our focus on people, we aim to create strong partners with stakeholders across the sector to promote decarbonisation. As well as continuing to strengthen our existing partnerships, in the last financial year we launched a number of new partnerships to accelerate the uptake of green buildings:

EDGE Partnerships



Sintali entered into a partnership with CMIC to promote sustainable building practices and drive innovation across Mexico. The collaboration aims to expand the presence of EDGE in the Mexican market.



Sintali formed a strategic partnership with BotGBC to scale green building practices in Botswana, emphasizing stakeholder engagement and capacity building.



Sintali and GBCN signed a Memorandum of Understanding to accelerate the adoption of IFC's EDGE across Nigeria. This alliance positions GBCN as a local advocate and referral partner, while Sintali contributes its global certification expertise.



EDGE Network and Audit Partners

By forming meaningful partnerships with EDGE Experts and Auditors across the globe, our aim is to accelerate EDGE Green building certification in the market. This year we launched our EDGE Network to provide support for the wider community through providing: commercial and technical training sessions; project opportunities; and a community EDGE forum.

- Over 260 EDGE Experts and auditors signed up to the EDGE Network
- Currently we have 160+ Sintali accredited auditors
- Our auditors cover 25+ countries around the world





Section 2: Transparency

One of our core values is transparency. As part of our SME commitment, we commit to reporting on our environmental impact on a regular basis to show progress against our target.

This next section highlights our environmental performance as a company for the financial year and how we compare to our baseline data.



Overview

In line with the SME Climate hub commitment, we must cut scope 1 and 2 emissions by 50% by 2030 and aim to half scope 3 emissions where possible.

We began reporting our emissions in FY22, this provided data for our baseline year.

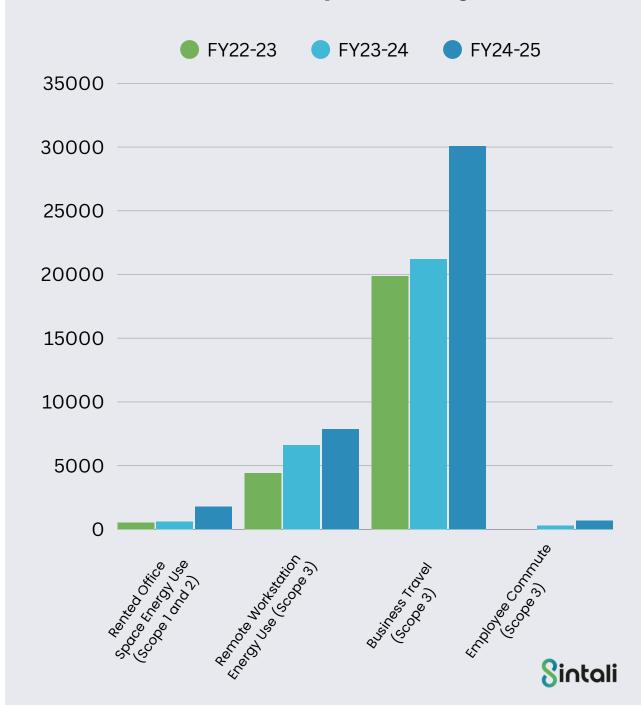
For these calculations, we have aimed to include 95% of our total emissions, with our emissions falling under four categories:

- Rented Office Space Energy Use: Scope 1 and 2
- Remote Workstation Energy Use: Scope 3
- Business Travel: Scope 3
- Employee Commute: Scope 3

Employee commute was not originally tracked within our baseline data, however, in line with our target to provide further accuracy, this has been reported on, starting FY24 and continuing this year.

We have not quantified our emissions related to goods and services in this graph, but we estimate that purchased goods and services contribute to <5% of our emissions.

CO2e Emissions comparison (kg CO2e)



Comparison with the baseline - Absolute Emissions

In line with our SME Climate Hub commitment, we must cut Scope 1 and 2 emissions by 50% by 2030.

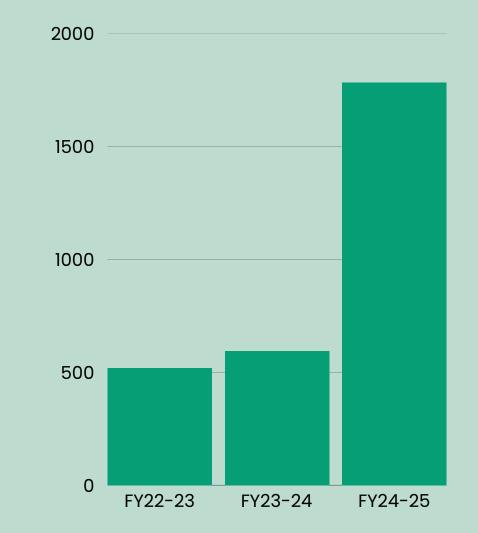
In FY24–25, Sintali's reported absolute CO₂ emissions increased compared to the previous financial year. Our Scope 1+2 emissions are related to the fuel and electricty attributed to our rented office space.

Emissions related to rented office space have increased compared with the baseline year. This is due to two key factors: firstly, we have assumed the office space has a higher emissions rate compared to the baseline year following a return to more regular in-person working following the COVID-19 period, which has naturally led to greater use of office facilities; and secondly, the fact that Sintali occupied a larger office space for the entire financial year, rather than splitting time between smaller and larger offices as in the last year.

Together, these factors have resulted in higher overall energy consumption being attributed to rented office use.

We are outlining later on in the report, the actions we will be taking to reduce our absolute CO₂ emissions.

Sintali's absolute CO2 emissions (kg CO2e)



Sintali's absolute CO2 emissions FY24-25: **1782.22 kg CO2e**



Comparison with the baseline -Scope 3 Emissions

In line with our SME Climate Hub commitment, we must halve Scope 3 emissions where possible. In FY24–25, Sintali's reported Scope 3 CO₂ emissions increased compared to the previous financial year due to the following facotrs:

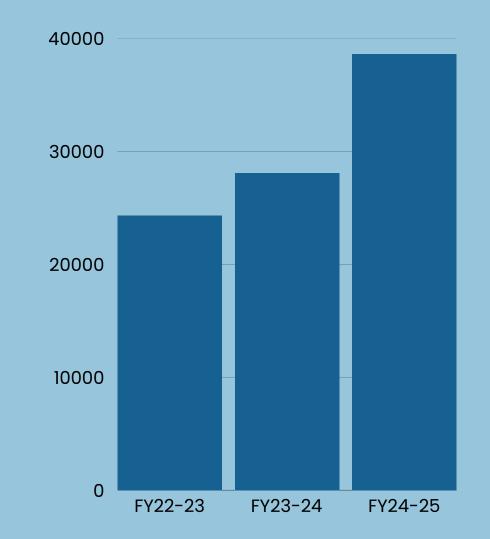
- Higher emissions from remote workstations, driven by an increase in staff members.
- Growth in employee commuting, reflecting more frequent inperson collaboration.
- Greater business travel, linked to business development and relationship-building activities.

While these increases reflect the natural expansion of our operations, they also demonstrate how our growth is integral to creating larger-scale impact in the built environment.

Later in this report, we outline how the expansion of our team and services, through EDGE green building certifications and the Building with Nature standard, has directly supported global efforts to reduce emissions from buildings and accelerate the transition to a low-carbon future.

We will further be discussing our commitments to reduce our climate intensity and outlining measures to reduce our Scope 3 emissions.

Sintali's Scope 3 emissions (kg CO2e)



Sintali's Scope 3 CO2 emissions FY24-25: **38,608.92 kg CO2e**



Discussion of scope 3

Inclusion of scope 3 emissions is usually optional. However, as a company that centres itself on transparency as well as providing accreditation on climate impacts, we want to lead by example and report on as many emission categories as possible.

Due to our small employee headcount and remote work setting, coupled with the fact that we do not directly manufacture products, our organisation's scope 1 and 2 emissions remain relatively low. To reduce our emissions as a company, we will need to focus largely on scope 3.



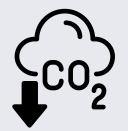
Calculations and assumptions

The emissions under each category were calculated using GHG conversion factors from the UK Government GHG Conversion Factors for Company Reporting.

CO2e is the universal unit of measurement to indicate the global warming potential (GWP) of GHGs, expressed in terms of the GWP of one unit of CO2.

For more detail on calculations and scope breakdown please see annexes 1-3.

The basic formula used for the calculations can be summarised below:



Activity x Relevant conversion factor from UKGOV= emissions in kg
CO2e

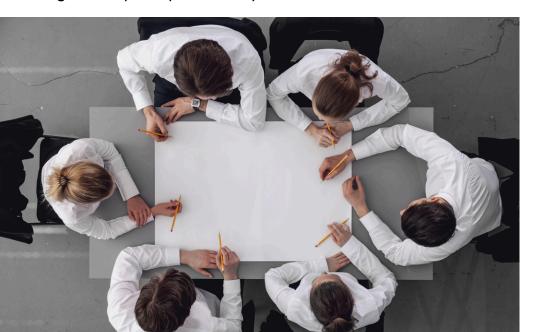
Business Travel Policy

As part of FY23-24 targets, we aimed to develop a business travel policy, which was implemented by our team in May 2024.

The Policy outlines both prerequisites and guidelines that employees must follow when planning business travel. This includes the following:

- Company flight budget
- Manager approval for all business travel
- Prioritization for more sustainable modes of travel and accommodation once at destination

As part of this, in 2024, we introduced a carbon budget to guide our business travel. In the last financial year, we exceeded our carbon budget for business travel. What we found was that while the framework was valuable in principle, in practice we felt that limiting travel in this way was not compatible with our business model. At Sintali, impact is at the heart of our decision-making. We recognise that our effectiveness as an organisation is measured not only by how well we manage our own environmental footprint, but by how much positive change we enable in the built environment. For us, this means prioritising decisions that maximise our ability to deliver EDGE green building certifications and Building with Nature standards, both of which directly improve the environmental and social performance of infrastructure worldwide. What we have seen that in-person engagement is critical to driving this impact, particularly in less mature markets where relationships on the ground are essential.



As a result, we prioritised travel where it enabled meaningful outcomes and recognised that restricting it outright would reduce our effectiveness.

Our approach is to be transparent about this need while ensuring that travel decisions align with the triple bottom line—people, planet, and profit. Later in this report, we set out clear goals for reducing the carbon intensity of business travel, reflecting our commitment to balance environmental responsibility with the social and economic value of our work.





SME Discussion and challenges

As a services business, we recognise our primary impact comes from people, so the best way to limit our impact would be to keep our headcount low. However, as an SME that is delivering sustainability services, we believe that through our growth we can drive climate action through facilitation and validation of global green building efforts.

As operations expand, it is likely that we will see increased energy consumption and higher carbon emissions from the baseline year.

SME Climate commitment states that fast growing SMEs that provide solutions which avoid or remove emissions as their core business do not have to halve their absolute emissions, but should halve their intensity (e.g. CO2e/net revenue) as a minimum and show that their growth is aligned with the 1.5°C ambition.

Sintali provides solutions to minimise carbon emissions through verifying the carbon impact of built infrastructure projects and encouraging clients to engage in reducing the resource impact of the built environment. Based on the definition within SME climate commitment, our strategy targets reducing intensity instead of absolute emissions.

The next section highlights the impacts in the last financial year of our business operations and presents how we have contributed to reducing the carbon emissions of the construction and built environment sectors.

Reductions from EDGE Certified projects

EDGE certification is our primary offering at Sintali. EDGE ("Excellence in Design for Greater Efficiencies"), an innovation of IFC, is a cloud-based platform that makes it easy to design and certify resource-efficient and zero carbon buildings around the world. To qualify for certification, a building must achieve at least a 20 percent reduction in energy, water, and embodied energy in materials compared to a conventional building.

Total savings from projects certified in financial year 2024 - 2025:

Energy Savings



1,073,084 MWH/Year Water Savings



21,980,159 m³/Year Carbon Savings



680,664 tCO₂/Year Embodied Carbon Savings



98,719,962 tCO₂e

17,271,203 sq

58,143 •

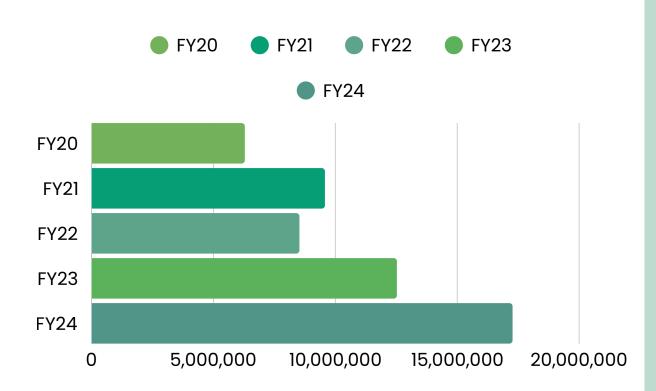
certificates

Certificates issued in FY2024-2025



Growth of EDGE Certification

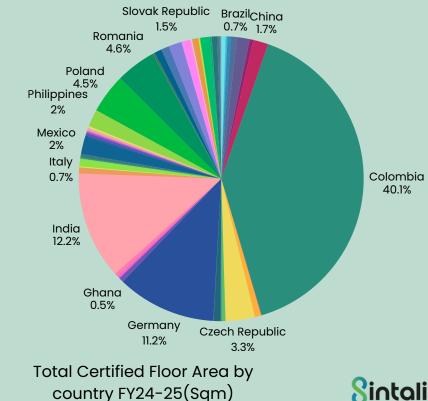
Total Certified Floor Area Over Time:



Total Certified Floor Area over time (Sqm)

Countries impacted:

Since our inception we have issued EDGE Certificates in over 110 countries across the globe. In the last financial year we certified in 72 countries as pictured below:



Building with Nature Standard



In April 2024, Sintali acquired the Building with Nature Standard.

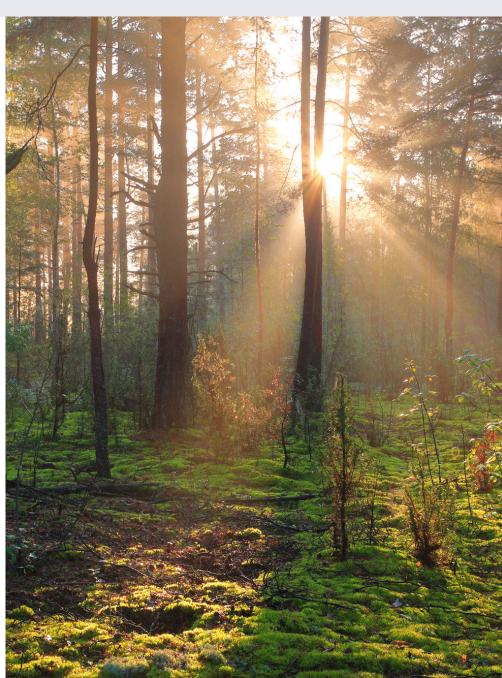
Building with Nature (BwN) exists to address the UK's urgent biodiversity loss, escalating climate risks, and declining environmental quality by embedding nature at the heart of development. The standard provides a clear, evidence-based framework that raises expectations for green and blue infrastructure, ensuring developments protect and restore ecosystems, manage water sustainably, and enhance community health and wellbeing.

By delivering BwN, we drive sustainable practice across the planning and development sectors, enabling measurable environmental and social outcomes. This not only advances our mission but also strengthens Sintali's own sustainability performance and credibility, showcasing our leadership in climate adaptation, nature recovery, and the creation of resilient, liveable places.





6 Awards Issued



Education and training impact

Sintali hosts a range of training opportunities for different stakeholders among the green building ecosystem.

EDGE Expert Training

Sintali hosts EDGE Expert training sessions on a monthly basis. An EDGE Expert is an optional consultant that helps clients who are undergoing the EDGE certification process navigate the EDGE app.



EDGE Expert Training
Sessions



Training sessions hosted in 4 different languages



Training participants



Participants from 30 countries

Building with Nature Assessor Training

Building with Nature Assessor Training provides an in-depth understanding of the characteristics of high-quality green infrastructure and the fundamentals of the BwN Standards and Assessment and Accreditation process. It offers delegates a route to qualified Assessor status.



BwN Assessor Training
Sessions



Training participants



Training sessions hosted in 1 language



Participants from 2 countries **Sintali**



Section 3: Action

Looking ahead, we have many initiatives we will be working on in the coming financial year to continue making progress towards our values and climate commitments.

The next sections outlines our strategy to keep us aligned with our net zero goals and values.



Looking ahead - Out Commitment to SME Climate Hub

Sintali is a proud signatory of the SME Climate Commitment and a member of the UN's Race to Zero campaign. As a climate solutions provider with fewer than 50 employees, we have committed to halving our carbon intensity by 2030 and achieving net zero before 2050. Carbon intensity means our greenhouse gas emissions relative to our economic activity.

Sintali's operations are expanding rapidly, and in FY24–25 our reported CO₂ emissions increased by 41% compared to the previous financial year. This rise was driven by:

- Higher emissions from remote workstations, reflecting a larger team.
- Growth in employee commuting, with more frequent in-person collaboration.
- Greater business travel to support business development and client relationships.
- Increased emissions from rented office space, as Sintali returned to regular inperson working compared to COVID-affected years.

It is evident that these increases are directly linked to our growth as an organisation - growth that enables us to scale our impact through EDGE green building certifications and the Building with Nature standard. In other words, while our operational emissions have risen, this is in service of enabling much larger avoided emissions globally.

For this reason, Sintali's focus is on halving carbon intensity rather than absolute emissions. By committing to reduce the emissions associated with each unit of economic activity, we ensure that our footprint becomes progressively smaller even as our reach and impact expand.

We will also be changing our basecase year, as FY22 does not represent the company's actual environmental impact, given its early stage at Sintali's growth, as well as the impact of COVID on emissions.



Looking ahead - Carbon Intensity Commitment

Scope 1 & 2: Keeping Near-Zero and Cutting Intensity by 2030:

Because Sintali operates without a permanent office, fleet, or boilers, Scope 1 emissions are already effectively zero. Scope 2 emissions arise only from temporary meeting and event spaces.

To keep our footprint small and cut its intensity, Sintali will commit to the following:

- No fossil fuels: Sintali holds no gas accounts; temporary/event heating is electriconly.
- 50% renewable electricity by 2026: Book meeting rooms on renewable tariffs (requesting evidence) or procure green add-ons, and work towards 100% renewable in rented office spaces.

Target: Maintain Scope 1 and 2 emissions at or below base year levels, while reducing their carbon intensity by ≥50% by 2030.

Scope 3: Reducing Travel & Procurement Intensity

Scope 3 emissions are Sintali's largest category. Our strategy is to halve their intensity by 2030.

A) Business Travel

- Rail-first policy: default to rail for UK trips and any ≤6–7 hours door-to-door; flights require sign-off.
- Location optimisation: choose monthly meet-up venues near the median of staff postcodes to minimise total person-km.
- Class & routing: economy by default; avoid long-haul; consolidate meetings to reduce trips.
- Surface transport: prefer EV car-share/taxi; carpooling where rail isn't viable.

KPIs/Targets: travel tCO₂e per attendee-meeting -40% by 2027, -50% by 2030; ≥75% of eligible trips by rail by 2026.



Looking ahead - Carbon Intensity Commitment

B) Homeworking (equipment + heating)

- Efficient kit as standard: energy-efficient laptops/monitors, default power-management, auto-sleep policies.
- Home energy guidance: simple heating set-points, room-zoning tips, and winter WFH guidance (publish once, remind seasonally).

KPI/Target: homeworking tCO₂e/FTE-hour -25% by 2027, -35% by 2030 (equipment improvements + behaviour).

C) Purchased goods & services (cloud/IT/vendors)

- Buy low-carbon services: prefer cloud providers with 100% renewable data centres and published footprints.
- Supplier standards: by 2027, ≥75% of spend with suppliers who disclose S1-3; by 2029,
 ≥60% of spend with suppliers having science-based targets (or equivalent).

KPI/Target: Purchased goods & services intensity (tCO₂e/£) -40% by 2028, -50% by 2030.

Measurement & Tracking

To ensure credibility and transparency, Sintali will:

- Travel: Record staff travel data for monthly meet-ups and calculate person-km emissions.
- Homeworking: Track FTE hours and apply updated emission factors annually.
- Procurement: Track supplier emissions disclosures and renewable usage.
- Base year: Restate if methodology or boundaries change by ≥5%.



Looking ahead - Targets and initiatives

As we look ahead to the next year, we are also committed to implementing a strategy that aligns our actions with our corporate values and goals.

Core Commitments:

- Continue our dedication to transparent reporting on environmental and social impact through our SME climate commitment and annual sustainability reporting.
- Uphold our position as a trusted verifier of environmental impact in the built environment sector.
- Put into action a 'Decision Framework' we created in this financial year, embedding it into our internal operations and growth strategies.

Decision Framework:

Last year, we developed a comprehensive decision framework to ensure environmental responsibility is at the heart of every choice we make as an organization. In the year ahead, our focus is on applying this framework consistently across two key areas:

Strategic Decisions

- Evaluate new business opportunities through an environmental and social impact lens.
- Consider long-term sustainability in all major company initiatives.

Operational Choices

- Apply an environmentally conscious procurement decision-making framework.
- Follow clear guidelines for day-to-day operational decisions.

By moving forward with this framework, we aim to align our values with every decision we make as a company. It will provide practical guidance for all staff, ensuring that Sintali's principles are consistently reflected in both strategic direction and everyday operations as well as creating impact towards our mission.

Conclusion

The past year has been one of continued growth and transformation for Sintali. We expanded our reach by scaling EDGE certification globally and integrating the Building with Nature standard into our services, further embedding sustainability and biodiversity into the built environment. Alongside this, we grew our team, deepened our partnerships, and strengthened our ability to deliver meaningful impact across diverse markets.

At the same time, we remained committed to transparency in reporting our environmental footprint. While our absolute emissions have increased as our operations have expanded, we have been clear about the drivers behind this growth and the steps we are taking to manage our carbon intensity. Our new Decision Framework reflects this balance, ensuring that every strategic and operational choice is considered through the lens of people, planet, and profit.

This report highlights both the scale of the challenges we face and the progress we are making. Our role as a verifier and standard-setter gives us a responsibility not only to minimise our own impact but also to empower others to decarbonise the built environment. That responsibility will continue to guide us as we move forward.

Our commitment remains firm: to grow responsibly, act transparently, and keep evolving our practices so that we can contribute meaningfully to a net zero and nature-positive future.

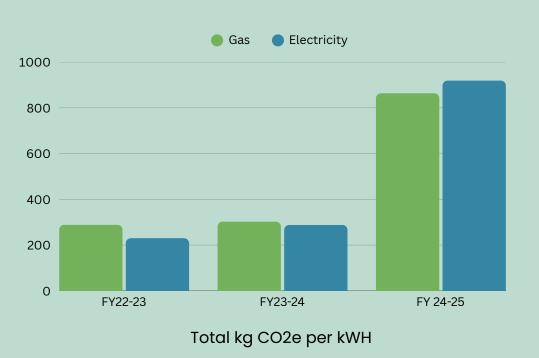


Scope breakdown: Rented office space (Scope 1 and 2)

Whilst Sintali's primary mode of operation is remote work, one Sintali employee rented an office space during the baseline year.

As we do not have operational control of the rented office space, it falls under scope 1 for any natural gas or fuel consumed on site, and scope 2 for electricity use.

Rented Office Space Energy Use Emissions





How we calculated it

An office was leased throughout the entire financial year. As in last financial year, we were unable to access the exact gas and electricity consumption data for the office, so we applied the energy consumption by area method to estimate emissions. The spaces that Sintali rented accounted for approximately $15m^2$ of the 2,360m² building. We calculated the energy consumption for the whole building and then apportioned Sintali's share based on the square meterage occupied. This approach assumes that Sintali employees use a mixture of the building's available facilities, including business lounges, communal kitchens, and private office spaces, providing the most accurate estimate possible in the absence of direct metering.

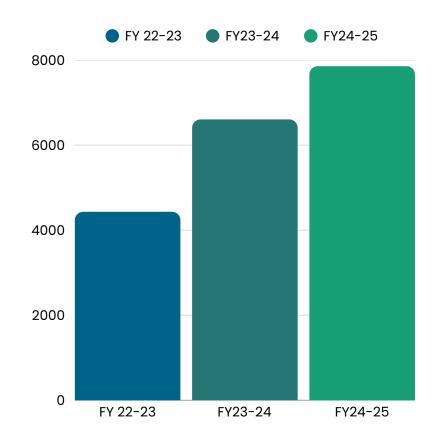
When choosing a conversion factor for gas fuel consumption, we were unable to identify the exact type of gas used. We therefore assumed natural gas fuel (net CV), which carries the highest conversion factor and ensures that any inaccuracy would result in a conservative overestimation of emissions.

Scope breakdown: Remote station energy use (Scope 3)

During our baseline year, 92% of employees worked from their homes. This helps us to reduce commuting emissions. However, this results in additional energy consumptions to consider for each remote workstation.

Total kg of CO2e for remote workstation in FY24-25: 7855.60

Total kg of CO2e for remote workstation:



How we calculated it

We do not currently have actual individual energy consumption data for remote working stations. This is difficult to obtain as employee homes are also likely consuming energy for non-work-related activities.

The homeworking conversion factors we have used are based on average UK values for energy consumption per FTE working hour.

We calculated the number of FTE employees during the baseline year. This number is not an integer as some employees were only employed for a proportion of the year. Each FTE employee works 1880 hours per year. We used these values along with the conversion factor to estimate the total kg CO2e emitted from remote workstation energy use.

The increase from the baseline year is due to an increase in staff members as well as some part time staff members increasing their hours.



Scope Breakdown: Business travel (Scope 3)

We recognise that air travel has a substantial climate impact- both directly and indirectly. The chart below indicates that business travel (all air) formed the majority of company emissions during the baseline year. As such, we felt it necessary to include within our report.

Total kg of CO2e for business travel in FY24-25: 30081.4



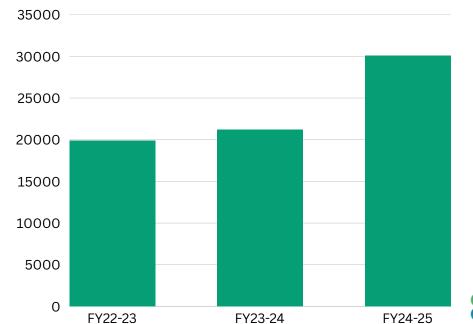
How we calculated it

We have chosen to use the conversion factor which includes radiative forcing (RF). This means that our estimation accounts for both the direct and indirect climatic effects.

We collected data for all flights during the year, including class (economy, premium economy, business etc) and haul (international, long-haul, short-haul etc) as these affect the conversion factor used.

We used an online distance calculator to estimate the km travelled per flight. The GHG conversion factor used also includes a distance uplift of 8% to compensate for planes not flying using the most direct route. Based on these data points, we have estimated business travel emissions in kg of CO2e.

CO2e Emissions for Business Travel (kg CO2e)





Scope Breakdown: Employee Commute (Scope 3)

As part of our commitments in our FY22-23 sustainability report, we aimed to improve the accuracy of our reporting through adding employee commute as part of our Scope 3 emissions reporting. We are a remote company, however, meet up as a team at least once a quarter.

Total kg of CO2e for employee commute in FY24-25: 671.88



How we calculated it

To calculate and estimate our greenhouse gas emissions, we utilized the UK government's GHG conversion factors, which required two key pieces of information:

- Mode of transport
- Kilometres travelled

We estimated travel distances using an online calculator tool, measuring from each employee's nearest tube or train station to the closest station at the meeting point.

For simplicity, we assumed return journeys were identical to outward journeys.

In applying the GHG conversion factors, we used the primary mode of transport for each journey to determine the calculations.

The increase in emissions related to employee commute can be attributed to an increase in in-person days and in increase in team members. Moreover, in-person days are more spread across different parts of the UK to suit team members.