



Lango's Green Rated Building Strategy

Lango Real Estate proudly maintains a diverse commercial real estate portfolio, strategically positioned in key “gateway” cities across Africa. Their holdings include prime office towers, retail assets, and land parcels in Ghana, Nigeria, Zambia, and Angola. Lango’s strategic vision revolves around targeted investments in sector-specific hubs within these cities, offering not only sustainable growth potential but also risk-adjusted returns. With assets spanning multiple jurisdictions and sectors, Lango has a unique opportunity to drive substantial ESG (Environmental, Social, and Governance) impact throughout the African continent.

Lango is steadfast in its commitment to achieving a 100% Green Rating for all its buildings, with a specific focus on obtaining EDGE (“Excellence in Design for Greater Efficiencies”) green building certification. To bring this vision to fruition, Lango has forged a valuable partnership with IFC Edge, a highly regarded entity deeply entrenched in African markets and at the forefront of promoting green solutions.

Key Benefits of the IFC Edge Certification Process

The IFC Edge certification process offers several key advantages to Lango’s sustainability goals:

- **Informed Decision-Making:** It empowers Lango to make informed choices regarding green options and assess the incremental costs associated with upgrades.
- **Location-Specific Insights:** IFC Edge provides invaluable climate and lifestyle data for thousands of cities, enabling Lango to tailor sustainability efforts according to regional nuances.
- **Streamlined Certification:** With most required documentation readily available, the certification process becomes efficient, saving both time and resources.
- **Global Standards Alignment:** IFC Edge certification aligns seamlessly with international green finance standards, reinforcing Lango’s commitment to responsible and environmentally conscious practices.

Lango’s strategy, fortified by its partnership with IFC Edge, underscores an unwavering commitment to sustainable growth and ESG impact across Africa. This focused approach positions Lango as a responsible and forward-thinking player within the global sustainability landscape. By driving positive change and optimizing their bottom line through sustainable practices, Lango is making substantial contributions to environmental stewardship and responsible business operations.



Standard Chartered Building’s Edge achievement In the following areas:

20%
Energy Savings

31%
Water Savings

52%
Less Embodied Energy in Materials

Case Study - EDGE Certification for Standard Chartered Building

In 2022, Lango proudly received its first EDGE Certification for the Standard Chartered Building located in Accra, Ghana. The design choices made for this building project are projected to result in remarkable energy savings of 20%, water savings of 31%, and embodied energy savings of 52%. By acquiring an asset that embodies such exceptional environmental performance, Lango is poised to leave a lasting impact not only on the project's occupants but also on the broader community for years to come.

ENERGY MEASURES	WATER MEASURES	MATERIALS
<ul style="list-style-type: none"> → Reduced Window-to-Wall Ratio → Insulated Roof → Insulated Exterior Walls → High-performance Glass → Efficient Cooling System → Fresh Air Pre-conditioning System → Efficient Interior Lighting → Efficient Exterior Lighting → Lighting Controls → Smart Meters for Energy 	<ul style="list-style-type: none"> → Water-efficient Faucets in Bathrooms → Water-efficient Faucets in Bathrooms → Efficient Water Closets → Efficient Water Closets → Water-efficient 	<ul style="list-style-type: none"> → Material-efficient Bottom Floor Slab - Re-use of Existing Floorlab → Material-efficient Floor Slabs - Re-use of Existing Floorlab → Material-efficient Roof Slab - Re-use of Existing roof → Material-efficient Exterior Walls - Re-use of Existing Wall → Material-efficient Interior Walls - Re-use of Existing Wall → Material-efficient Window Frames - Aluminium → Material-efficient Window Glazing - Double Glazing

Edge Certification Targets

Lango's ambitions extend beyond a single certification. They intend to pursue the IFC Edge rating for all their existing buildings within the next few years. Through the consistent execution of their green building strategy, Lango is confident in achieving the EDGE Standard, characterized by at least 20% savings in energy and water. This achievement will potentially position them to apply for IFC Edge certification for their entire portfolio, solidifying their commitment to sustainable and responsible real estate development.

Building	Edge rating timeline	Cumulative % of portfolio as Edge rating is achieved (by GLA)
Standard Chartered Building	Achieved (Q4 2022)	8%
Accra Financial Centre	Achieved (Q2 2023)	17%
Achimota Retail Centre	Achieved (Q3 2023)	30%
Stanbic Heights	Q1 2024	40%
The Wings	Q1 2024	58%
Circle Mall	Q1 2025	67%
Manda Hill Shopping Centre	Q1 2025	93%
Junction Shopping Mall	Q1 2025	100%

ABOUT LANGO REAL ESTATE:

Lango is a private real estate company focused on generating compelling and sustainable investor returns through the acquisition of prime income generating commercial real estate assets in key gateway cities across the African continent. Originally jointly established between Ninety One and Growthpoint Properties, in partnership with the IFC, Lango commenced operations in March 2018. The business has since demonstrated significant growth, emerging as a leader in the asset class in Africa, with assets on its balance sheet in excess of \$600million* and diversified across four countries. Lango ultimately aims to catalyse the capital market for real estate as an asset class in Africa and has embarked on a roadmap to list on the London Stock Exchange in 2025. *As at June 2023.

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