ORA
Office of Regional Architecture

Practice Capital

OFFICE OF REGIONAL ARCHITECTURE

Public disclosure statement

Emissions reporting, core-practice performance, climate action and resilience

FY2025/26 | 1 JUL 2025 - 30 JUN 2026



Measure what matters.
Design for what comes next.

01 | Organisation & declaration

A voluntary account of the practice behind the projects.

ABOUT ORA

Office of Regional Architecture Pty Ltd is a Western Australian practice serving regional communities. Its design approach seeks functional, sustainable and enduring outcomes.

REPORTING ENTITY

ORA Pty Ltd

ABN 52 624 524 590

REPORTING PERIOD

2025/26

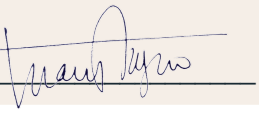
1 July 2025 to 30 June 2026

WHAT THIS STATEMENT COVERS

- The FY2025/26 quantified organisational inventory, with purchased project consultants included in Scope 3.
- A separately reconciled core-practice subtotal for performance discussion and ORA's selected offset purchase basis.
- ORA's mitigation, resilience and project strategies, plus the limits of its carbon credit claims.

DECLARATION FOR DIRECTOR APPROVAL

The full calculation report is retained internally; this public statement gives the key results and limitations.

Signatory:  Date: 27 Oct 2026

02 | Reporting boundary

Define the inventory before interpreting it.

QUANTIFIED SOURCES

Included in the inventory

- Scope 2: Brookton office metered electricity (733.2 kWh).
- Scope 3: project consultants, business services and software.
- Capital goods, consumables, waste and upstream electricity.
- Business vehicle travel, employee commuting and hotel stays.

NOT QUANTIFIED / OUTSIDE

Disclosed limitations

- Homeworking electricity and other home-office energy use.
- Embodied and operational carbon of client buildings.
- Brought-from-home drinking water and specified minor items.
- Other activities not supported by reliable records are not assumed to be zero.

THE NATURALPOWER DISTINCTION

Joondanna domestic rooftop solar and Synergy NaturalPower 100% are climate actions reported by ORA; they are not netted against this FY2025/26 organisational inventory because homeworking energy was excluded.

The full FY2025/26 calculation remains ORA's internal management report. This public statement discloses the gross inventory and a clearly reconciled supplementary core-practice measure. These are estimates using the agreed boundaries, not independent assurance or certification.

03 | Full organisational inventory

FY2025/26 gross emissions, including external project consultants purchased by ORA.

SCOPE 1

0.000 t

No direct sources reported

SCOPE 2

0.367 t

Brookton electricity

SCOPE 3

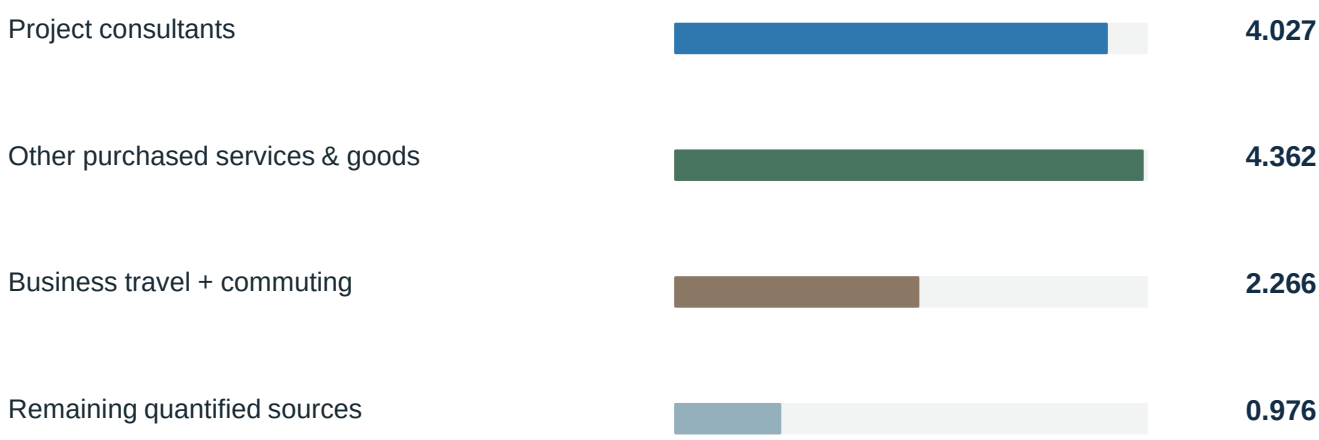
11.265 t

Quantified value chain

11.631 t CO_2-e

TOTAL QUANTIFIED GROSS EMISSIONS

SOURCE CONTRIBUTION / T CO_2-E



INVENTORY TREATMENT

The full 11.631 t CO_2-e inventory includes 4.027 t from project subconsultants purchased by ORA. The separate core-practice subtotal of 7.605 t does not delete these costs from Scope 3; project building lifecycle emissions remain separate.

04 | Two reporting views

One disclosed gross inventory, plus a separately labelled core-practice subtotal.

FY2025/26 ACCOUNTING RECONCILIATION

FULL INVENTORY

11.631 t

Organisational gross inventory including purchased project consultants.

LESS CONSULTANTS

4.027 t

Services purchased by ORA for client projects, Scope 3 Category 1.

CORE PRACTICE

7.605 t

Supplementary recurring-operations measure.

FY2025/26 full organisational footprint	**11.631 t CO_2-e**
Deduct separately identified project consultants	**(4.027 t CO_2-e)**
FY2025/26 core-practice subtotal	**7.605 t CO_2-e**

Figures are shown to 0.001 t. The underlying unrounded source calculations reconcile; displayed subtraction may differ by 0.001 t.

WHY THE DISTINCTION MATTERS

CONTRACTED BY ORA

Purchased consultant services stay in full Scope 3, even if recharged to clients.

CONTRACTED BY CLIENT

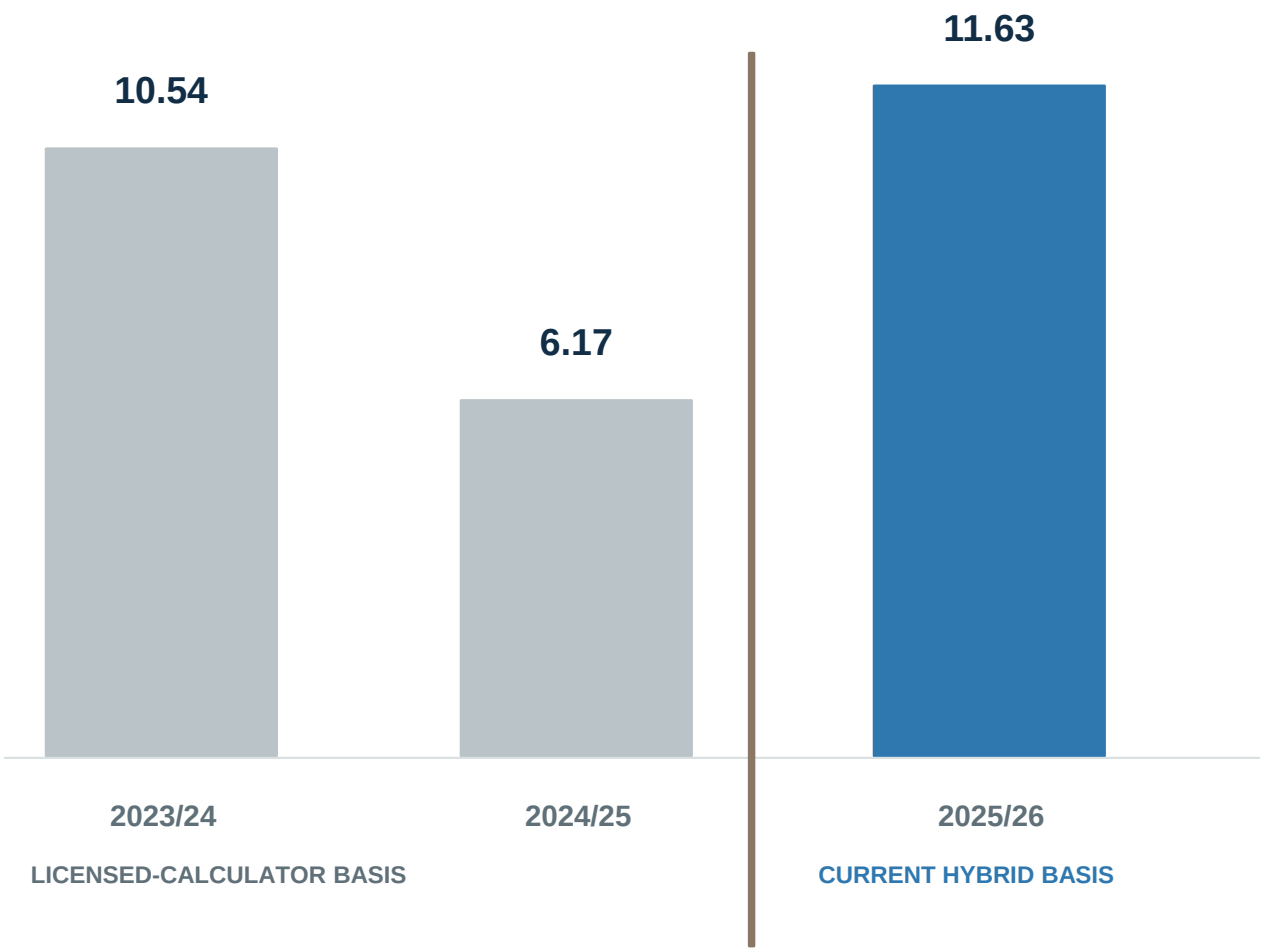
Direct client purchases are ordinarily outside ORA's purchased-services total.

The core-practice measure is a selected, supplementary comparison metric. It is not a replacement for the full Scope 1–3 inventory or a claim of carbon neutrality.

05 | Historical context

Reported gross inventories differ in methodology and cannot establish a like-for-like trend.

REPORTED GROSS TOTALS / T CO_2-E



WHY THESE ARE NOT DIRECTLY COMPARABLE

The 2025/26 gross inventory includes purchased project consultants, capital goods and different factors; historic treatment is unclear. The 88.5% reported difference is not a verified performance change.

The FY2025/26 core-practice subtotal of 7.605 t CO_2-e is a supplementary figure. It is not directly comparable with the previously reported FY2024/25 total of 6.170 t because the assessment methods differ.

06 | Mitigation in our operations

Reduce avoidable emissions first, then address the residual.

FROM A COMMERCIAL OFFICE TO HOME-BASED WORK

The Brookton office closed in June 2026. ORA now operates from home offices. This changes the operational footprint, but does not mean homeworking has zero emissions.

ELECTRICITY	Joondanna has rooftop solar, no gas connection and a Synergy NaturalPower 100% GreenPower plan for grid electricity. Household consumption was outside this inventory.
DIGITAL DELIVERY	Digital drawings, specifications and administration are used wherever practical, limiting printing and paper purchases.
TRAVEL	Online meetings reduce avoidable journeys. Cycling is used for suitable metropolitan visits; coordination of regional visits remains an area for confirmation and improvement.
NEXT VEHICLE	ORA intends to consider a battery-electric or plug-in hybrid vehicle at its next major vehicle replacement, subject to suitability and cost.

IMPORTANT SCOPE NOTE

ORA does not deduct GreenPower or rooftop solar benefits at Joondanna from the recorded Brookton electricity figure. The next assessment will reconsider homeworking energy and the boundary on a consistent, evidence-based basis.

07 | Mitigation through design

The practice can influence more carbon through design decisions than its own office footprint.



ORA PROJECT PHOTOGRAPH

PRACTICE COMMITMENTS

- Measure upfront embodied carbon (A1-A5) for every project valued above $1 million, and for at least 50% of projects below $1 million, under the March 2025 Sustainability Action Plan.
- Consider retention and adaptive reuse before demolition; work with existing trees, natural features and established site conditions.
- Use passive design, low-carbon and locally sourced materials where appropriate; pursue all-electric buildings with heat pumps, induction and solar PV.
- Raise sustainability with clients during project inception, development and completion; aim to exceed applicable NCC energy-efficiency requirements.

PUBLISHED EXAMPLE

ORA has published an A1-A5 embodied-carbon case study for the Shire of Narembeen Administration Office Refurbishment. Its project calculations are separate from this company-wide inventory.

08 | Forward reduction pathway

Project-related objectives from ORA's March 2025 Sustainability Action Plan.

BY 2030

50%

Target reduction in operational carbon associated with ORA projects.

BY 2030

50%

Embodied-carbon reduction objective; with annual 10% reduction ambition.

BY 2040

NET ZERO

Target for embodied carbon in projects, subject to a defined pathway.

NEXT 12 TO 24 MONTHS

01	**PROCUREMENT**	Develop practical sustainability criteria for suppliers and consultants; apply them in at least one project and record the outcome.
02	**EQUIPMENT**	Extend the useful life of existing IT assets; prioritise efficient, repairable replacements and less frequent purchasing.
03	**TRANSPORT**	Continue remote engagement, improve regionally coordinated site visits where feasible, and evaluate EV/PHEV suitability.
04	**DATA QUALITY**	Maintain design-stage embodied-carbon records, a procurement log and a repeatable organisational emissions inventory.

Targets are aspirational and are not be read as verified achievements. Baselines, boundaries and progress indicators will be clarified as the SAP is implemented; a 10% annual trajectory is not automatically identical to a 50% reduction by 2030.

09 | Designing for resilience

Climate adaptation addresses future conditions, not just current energy demand.

01 EXTREME HEAT

Orientation, solar control, passive cooling, shading and high-performing building envelopes to improve thermal comfort under hotter conditions.

02 WATER SECURITY

Water Sensitive Urban Design, rainwater collection, on-site infiltration, rain gardens, permeable surfaces, reuse and endemic low-water planting where feasible.

03 BUSHFIRE

Appropriate Bushfire Attack Level assessment, compliance with relevant requirements and resilient detailing on regional projects.

04 SITE AND ECOLOGY

Design responses shaped by biodiversity loss, vegetation retention, location-specific hazards and the life of the building.

DESIGN BOUNDARY

These are ORA design principles and intended practices. They are not quantified climate-risk reductions in the FY2025/26 organisational emissions inventory.

10 | Trees, biodiversity & place

Protecting established natural systems can support both adaptation and environmental quality.



ORA PROJECT PHOTOGRAPH / NO PROJECT BENEFITS VERIFIED BY THIS IMAGE

Retain mature trees wherever practical

ORA aims to design around existing trees and significant site features rather than clear them by default. Established trees contribute shade and cooling, maintain habitat, support infiltration and soil protection, and can retain biogenic carbon stocks that would be disturbed through removal.

THE 2030 LANDSCAPE COMMITMENT

50%

ENDEMIC PLANTING TARGET

ORA aims for endemic species to comprise at least half of planting in its landscape works by 2030, where compatible with project and site conditions.

The aim is climate-responsive design that respects the ecology and identity of each place.

11 | Business continuity

Operational resilience for a regionally active architectural practice.

DISTRIBUTED WORKING

Two separate home offices reduce dependence on one commercial site. This is a continuity measure, not a conclusion that home-based energy emissions are zero.

CLOUD ACCESS

Project records are stored in the cloud and can be accessed remotely; data security, backups and recovery processes remain important operating considerations.

WEATHER-AWARE TRAVEL

Regional visits are planned with fire and weather conditions in mind under the practice's WHS policy. Travel can be deferred where safety requires.

COMMUNITY AND INDIVIDUAL STEWARDSHIP

The practice principal also personally participates in local native gardening, composting and community bushland activities, including support for Friends of Bushland groups and the Wildflower Society of WA. These individual activities are not counted as ORA emissions reductions or corporate project outcomes.

12 | Nature-based credit selection

Why ORA selected a tropical forest project in Indonesia.

RIMBA RAYA BIODIVERSITY RESERVE / CENTRAL KALIMANTAN

ORA selected Rimba Raya because the project's stated aims align with the practice's interest in biodiversity, forest protection, community benefit and regional connections to Southeast Asia.

PEAT FORESTS	The project describes protection of approximately 65,000 hectares of tropical peat-swamp forest threatened by land conversion.
WILDLIFE	The landscape provides important habitat for Bornean orangutans and other threatened fauna.
COMMUNITY	Project information describes local health, education, livelihood and conservation initiatives.
SDG FRAMEWORK	The project registered under Verra's SD VISta programme in 2020, with reported contributions across all 17 UN Sustainable Development Goals.

These are project-reported aims and historical validation claims; they do not independently establish present-day project performance or the integrity of ORA's particular credit units.

13 | Credits and allocation

A 14-tonne purchase sized to the disclosed selected two-year basis.

FY2024/25

6.170 t

Previously reported inventory; historical method.

FY2025/26 CORE

7.605 t

Supplementary subtotal excluding project subconsultants.

CREDITS BOUGHT

14.000 t

Rimba Raya VCS, 2018 vintage, ORA-reported purchase.

SELECTED TWO-YEAR CREDIT-SIZING BASIS

FY2024/25 previously reported footprint	**6.170 t CO_2-e**
FY2025/26 core-practice subtotal	**7.605 t CO_2-e**
Combined selected assessment basis	**13.775 t CO_2-e**
Rimba Raya credits purchased	**14.000 t CO_2-e**
Nominal rounding headroom, not banked credits	**0.225 t CO_2-e**

Totals are a credit-sizing reconciliation, not a like-for-like performance trend.

THE FULL ORGANISATIONAL VIEW

Combined gross reported emissions are 17.801 t CO_2-e (6.170 + 11.631). The above refers to an core operational total.

PURCHASE IS NOT A VERIFIED NEUTRALITY CLAIM

ORA reports a Carbon Neutral Pty Ltd certificate dated 16 October 2026. Online credits may be retired in batches without purchaser-specific serials. Independent retirement evidence and eligibility for the 2018-vintage units have been verified for this disclosure - the supplier has permanently surrendered 14 tonnes Co2-e..

14 | Reporting basis & references

Qualify results and claims so stakeholders can understand their scope.

MATERIAL LIMITATIONS

- 2025/26 results are a management-level estimate using measured quantities and documented proxies, not a third-party assurance opinion or certification.
- The spend-based component uses Aus-EFs v1 (basic-price factors) with current GST-exclusive purchases; a price-basis mismatch remains.
- Homeworking energy is not included, notwithstanding the shift to two home offices. Some minor activities are unquantified.
- The 7.605 t core-practice subtotal removes 4.027 t of consultant emissions from this supplementary measure only. Those emissions remain in Scope 3 of the full 11.631 t inventory.
- The 14 t purchase is sized against 6.170 t previously reported for 2024/25 plus 7.605 t core for 2025/26. It does not cover the full two-year gross total of 17.801 t.
- Historical totals retain previous calculator methods; no verified like-for-like annual reduction is claimed. Project-level targets are intentions rather than measured outcomes.
- Rimba Raya vintage-specific eligibility and retirement, and project status, has been checked with the supplier has permanently surrendered 14 tonnes Co2e..

SOURCE RECORD

ORA / Practice Capital: Public Disclosure Report FY2023/24; FY2024/25 emissions report; FY2025/26 management inventory and calculation workbook; ORA management strategy response (October 2026); ORA published Narembeen A1-A5 case study.
External: GreenPower provider register; Carbon Neutral Rimba Raya product page; Verra SD VISta project announcement; ACCC Making Emissions Claims guidance (20 October 2026); Rimba Raya registry/project status.

VOLUNTARY DISCLOSURE | NOT CLIMATE ACTIVE CERTIFIED | DIRECTOR APPROVAL