

# Lango Green Building Programme



Image: The Wings in Lagos, Nigeria

## Lango's Commitment to Green Building Initiatives: Developing Sustainability for a Brighter African Future

Small actions lead to big changes. Lango is taking bold steps to tackle the global challenge of reducing the world's carbon footprint, starting with every single square meter under their care.

In the pursuit of environmental responsibility, Lango is taking significant strides to address the global challenge of reducing the world's carbon footprint across every square meter under its care. This commitment to sustainability is accompanied by a comprehensive approach, with a primary focus on green building initiatives that promise to reshape the future of its operations.

### Assessing the Carbon Footprint

To initiate its journey toward a sustainable future, Lango conducted a thorough analysis of its carbon footprint. The results revealed a substantial impact of its assets on carbon emissions. Armed with this awareness, Lango embarked on a mission to establish a solar development pipeline for these assets, a move aimed at achieving a substantial reduction in its carbon footprint.

### Green Building Initiatives: A Short-Term Priority

At the heart of Lango's sustainable strategy lies the rapid implementation of specific green building initiatives. These measures are not only essential for enhancing operational efficiency but also for mitigating the risk of building obsolescence in the future. Lango's green building initiatives are meticulously designed to drive efficiency, reduce costs, and reinforce its commitment to environmental stewardship.

One of the primary beneficiaries of these initiatives is Lango's valued tenants. By reducing operational costs for tenant businesses, Lango enhances the competitiveness of its properties in the market. This, in turn, results in a more affordable cost of occupancy for tenants, positively impacting rental and service charge collections and future rental negotiations. In a world where new, modern green buildings continually enter the market, adapting structures to become more efficient is paramount to future-proofing service offerings.

### Stakeholder Engagement for Sustainable Value

Recognizing that sustainability is a collective effort, Lango places stakeholder engagement at the core of its commitment to creating a sustainable future. In alignment with its carbon reduction objectives, priority areas within its portfolio assets have been identified, and active engagement is underway with a wide range of stakeholders, including tenants, property management, employees, government bodies, and local communities.

Lango's stakeholder engagement strategy is grounded in ongoing communication and collaboration. The aim is to foster an environment where best practices, innovative ideas, and sustainable solutions can be freely shared. Through this collective effort, Lango envisions building a sustainable future that generates lasting value for stakeholders, the environment, and society at large.

### Three Core Areas of Sustainable Development

To guide its teams in each country toward creating a lasting impact, Lango has identified three core areas of sustainable development:

1. **Energy Mix:** The focus is on scaling up renewable energy capacity and exploring alternative energy sources, moving closer to a future powered by clean and sustainable energy.
2. **Utilities Management:** By improving the efficiency of energy and water consumption, waste management, and other utilities across its assets, Lango minimizes resource wastage and reduces its environmental footprint.
3. **Sustainable Capital Expenditures (Capex):** Strategic investments are directed toward green building solutions. This includes retrofitting buildings with energy-efficient systems, implementing green roofs and walls, and installing electric vehicle charging stations, among other initiatives.

### Tailored Solutions for a Sustainable Tomorrow

These strategic focus areas empower Lango's teams to identify green building initiatives tailored to the unique needs of each asset. These initiatives are classified as completed (if already installed), currently viable, or not applicable. The list of potential initiatives includes critical elements such as refrigerant upgrades, LED lighting installations, solar power systems, water aerators, smart lighting and water sensors, rainwater harvesting, and more.

In conclusion, Lango is not merely a participant in the global sustainability movement; it is a champion of change. The unwavering commitment to green building initiatives propels Lango toward a future where sustainability is not just a goal but a way of life. By actively engaging with stakeholders and implementing these initiatives, Lango not only reduces its carbon footprint but also sets an inspiring example for others to follow. Together, a sustainable future is being built, one green building at a time.



## Energy mix (renewable)

### The energy development pipeline and strategy

- Implement solar PV energy solutions for 2-4 assets within the portfolio by FY2024
- Identified assets with high tariff rates where solar has strong viability metrics
- Investigate alternative power sources as part of the energy mix



## Utilities management

### Manage costs of utilities exposed to tenants

- Identify assets without smart metering, to improve the management of electricity and water usage
- Introduce metrics to identify poor performing assets in relation to utility consumption (e.g. auditing water taps and automation systems)
- Evaluating the usage of boreholes, the quality of water and applicability of water treatment plants
- Manage the quality and consistency of water, electricity, and sewerage services from the municipal or national government service providers
- Utilise water efficient landscaping



## Sustainable capex

### Identify green building solutions

- Install LED lights within common areas where the savings are viable
- Install light timers in common areas after assessing the viability of each building
- Transition air condition units to environmentally friendly refrigerants. This process will be aligned to the current life cycle of the units
- Assess the viability of waste segregation and recycling solutions
- Assess the viability of using sewer treatment plants for water irrigation, where a sewer treatment plant is already operational in the building

## 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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