



HotelCompass

THE HOSPITALITY COMPASS

ESG SCORECARD

ESG Scorecard

The Oceanview · EDGE-Advanced Certification Roadmap

PREPARED FOR

Sunrise Developments Ltd

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Executive Summary

This ESG scorecard establishes the sustainability baseline, certification roadmap, and governance framework for the Oceanview project in Vipingo, Kenya. The report is structured to satisfy both IFC Performance Standards and the Kenya NEMA EIA requirements, and to demonstrate compliance against the three limbs of ESG (Environmental, Social, Governance) to institutional investors requiring sustainability-linked reporting.

Certification path: IFC EDGE Advanced (40% energy savings, 20% water savings, 20% embodied-carbon savings). The design team has already achieved 34% modelled energy savings at the current design-development stage; a further 6% is identified as achievable through three specified design moves documented in Section 3.

Environmental Baseline

The Environmental Impact Assessment carried out by TAC Environmental Consultants (Nairobi) in Q4 2025 identified two significant environmental receptors within the direct impact zone: the intertidal reef ecosystem fronting the site, and the groundwater aquifer underlying the parcel. Twelve mitigation measures are required to achieve NEMA EIA Licence conditions, all of which are incorporated into the project design.

Carbon footprint baseline: Scope-1 operating emissions projected at 2.8 tonnes CO₂e per available room-night (tCO₂e/ARN) at opening, reducing to 1.9 tCO₂e/ARN at stabilisation as the on-site PV array reaches full output and the chilled-water plant optimises to actual occupancy patterns.

KPI	Opening Target	Year 3 Target	Year 5 Target
Energy intensity (kWh/ARN)	58	48	42
Water intensity (L/ARN)	420	340	290
Waste diversion from landfill	55%	70%	82%
On-site renewables share	18%	28%	35%
Local procurement share (F&B)	40%	58%	70%
Female workforce share	42%	48%	50%

Social Framework

The project commits to 82% local-hire at commissioning, defined as any team member resident within a 50-km radius of the site. Ten management-track positions are ring-fenced for candidates from the immediate Vipingo community and are supported by a 24-month dual-campus training programme jointly run with Kenya Utalii College and the operator's in-house academy.

A community-impact commitment of USD 180k per year is budgeted from Year 1, deployed across four named programmes co-designed with the Kuruwitu Community Trust: (i) primary-school vocational-readiness, (ii) marine-conservation research partnership, (iii) women-led supplier development, (iv) skills-bursary programme.

Governance Structure

An ESG Steering Committee is chartered as a standing sub-committee of the Board, chaired by a non-executive director. The Committee meets quarterly, receives management ESG KPI reporting, approves the annual sustainability report, and reports to the Board on material deviations from ESG commitments.

The operator's General Manager is designated as the Chief Sustainability Officer for the property, with 10% of short-term-incentive compensation tied to the annual achievement of the four primary ESG KPIs (energy intensity, water intensity, female workforce share, community-investment deployment).

Certification Roadmap

The project is targeting three certifications in sequence: (i) IFC EDGE Certified at design-certification stage (50% of savings locked in by design), expected Q4 2026; (ii) IFC EDGE Advanced at post-construction certification, expected Q2 2028; (iii) LEED Gold at two-year operating-audit stage, expected Q3 2030. The project is also targeting Green Key certification annually from Year 2 onwards.



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