



PUBLIC DISCLOSURE STATEMENT

HESPERIA PROPERTY PTY LTD

ORGANISATION CERTIFICATION

FY2020–21


Climate Active Public Disclosure Statement

HESPERIA



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	Hesperia Property Pty Ltd (Hesperia)
REPORTING PERIOD	Financial year 2021 (1 July 2020 – 30 June 2021) Arrears report
DECLARATION	<p><i>To the best of my knowledge, the information provided in this public disclosure statement is true and correct and meets the requirements of the Climate Active Carbon Neutral Standard.</i></p>  <p>Ben Lisle Managing Director 04/05/2022</p>



Australian Government
**Department of Industry, Science,
Energy and Resources**

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Version September 2021. To be used for FY20/21 reporting onwards.



1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	214 tCO ₂ -e
OFFSETS BOUGHT	100% CER
RENEWABLE ELECTRICITY	61%
TECHNICAL ASSESSMENT	31/03/2022 Patrick Jeannerat Perspektiv Pty Ltd Next technical assessment due: 31/10/2024 (every 3 years)
THIRD PARTY VALIDATION	Type 1 07/04/2022 Katherine Simmons KREA Consulting Pty Ltd

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2. CARBON NEUTRAL INFORMATION

Description of certification

At Hesperia we care deeply about our people, customers, communities and the environment in which we operate. We are committed to reducing our environmental footprint of both our corporate office activities and our projects. We started our journey towards carbon neutrality of our corporate office operations by exploring our emissions for the 2019/20 reporting period. This provided an initial carbon inventory for a critical set of emissions sources at our head office in Subiaco, Western Australia. This allowed us to set a benchmark and accurately monitor, account for and reduce our carbon footprint in subsequent years. We also initiated a carbon reduction strategy and purchased carbon offsets to neutralize our assessed impacts.

“Hesperia is committed to real action to address climate change.”

For the financial year 2020/21, our organization has committed to obtain a first formal Climate Active Carbon-Neutral Certification by Climate Active. This period will also formally mark the base year for ongoing Climate Active certifications for our organisation. This certification covers the Australian business operations of Hesperia Property Pty Ltd.

This report describes the organizational boundaries of Hesperia Property Pty Ltd and relevant emissions sources under operational control. It quantifies the associated greenhouse gas (GHG) emissions and the carbon offsets retired for the financial year 2021 (July 2020 to June 2021) Where Hesperia has operational control of a tenancy, it reports 100% of energy, water, waste and associated emissions applicable to that tenancy as well as an area-based proportion of base building operations. It also reports on other emissions sources where deemed relevant.

All owned and/or managed properties (residential, retail, commercial and industrial) that form Hesperia’s project portfolios of properties are outside the scope of this assessment because they are either held temporarily or held by separate organisational entities and treated as development projects.

Organisation description

The certified entity, Hesperia Property Pty Ltd (Hesperia) (ABN: 74 641 894 340) is one of Western Australia’s leading property groups, active in a diverse range of property classes.

All the organisation’s operations are located in the head office at Level 3, 338 Barker Rd, Subiaco Western Australia 6008. The organization does not own or operate any other core assets. There are no company vehicles and all equipment owned is office equipment used in the head office.

NOTE ON CHANGE OF ABN: during the period of this disclosure report – Financial Year 2020-2021 – the group operated through Hesperia Projects Pty Ltd as trustee for Hesperia Trust (ABN 82 498 897 267) for the entire financial year. All activities were under this ABN and the activities and reportable quantities disclosed in this report represent all activities and reportable quantities that arose from Hesperia’s corporate operations during the period.

There are a number of dormant related companies and Special Purpose Vehicles (SPVs) that exist for a range of corporate purposes, however all activities and reportable quantities related to Hesperia’s

corporate operations are captured through a single set of financial reports, and through this single disclosure statement.

Associated projects and investments are owned and developed by separate corporate entities –SPVs – and are excluded from the assessment boundary for Hesperia. Hesperia is developing these projects as Net Zero and will account for them separately.

3. EMISSIONS BOUNDARY

Inside the emissions boundary

All emission sources listed in the emissions boundary are part of the carbon neutral claim.

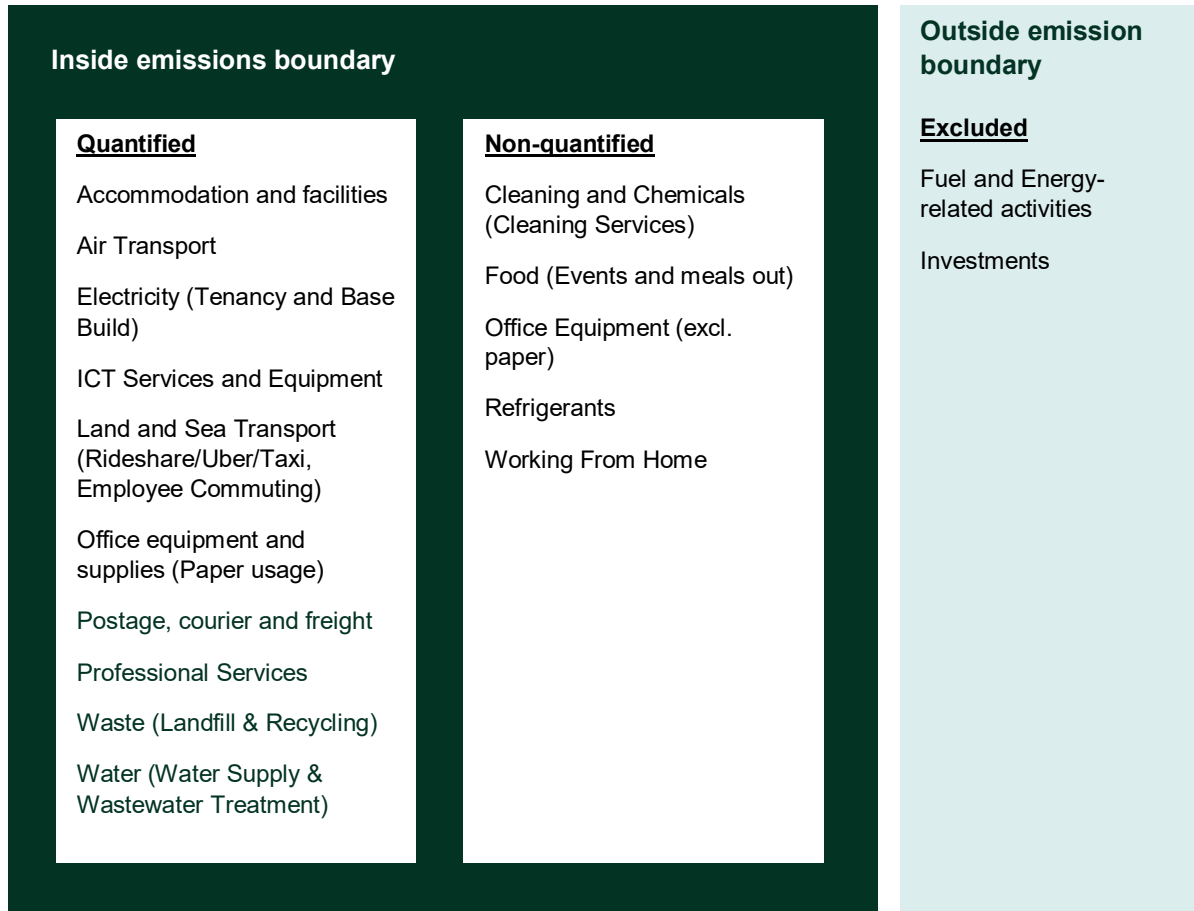
Quantified emissions have been assessed as relevant and are quantified in the carbon inventory. This may include emissions that are not identified as arising due to the operations of the certified entity however are optionally included.

Non-quantified emissions have been assessed as relevant and are captured within the emissions boundary but are not measured (quantified) in the carbon inventory. All material emissions are accounted for through an uplift factor. Further detail is available at Appendix C.

Outside the emissions boundary

Excluded emissions are those that have been assessed as not relevant to an organisation's or precinct's operations and are outside of its emissions boundary or are outside of the scope of the certification. These emissions are not part of the carbon neutral claim. Further detail is available at Appendix D.

The emission sources in the boundary diagram below are as per the emissions categories in the emission summary table.



Data management plan for non-quantified sources

The data management plan below outlines how more rigorous quantification can be achieved for material (greater than 1%) non-quantified emission sources.

Data management plan

Emission Category (Source)	Data Source	Unit (Activity Data)	Planned Availability
Cleaning and Chemicals (Cleaning Services)	Organisation's Financial Accounts	\$ Spent in Financial Year	FY 23/24
Food (Events and Meals Out)	Organisation's Financial Accounts	\$ Spent in Financial Year	FY 23/24
Office Equipment (excl. paper)	Organisation's Financial Accounts	\$ Spent in Financial Year	FY 23/24
Refrigerants	Refrigerant Inventory and Climate Active Calculator	kgCO2-e	FY 23/24
Working From Home	FTE-months and Climate Active WFH Calculator	kgCO2-e	FY 23/24

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

The formalisation of the measurement and reporting of Hesperia's energy consumption and carbon footprint on an ongoing and annual basis will hold Hesperia accountable and assist the organisation to achieve our reduction targets.

In addition to strategies targeting specific emissions, Hesperia is commencing an education and awareness program for all staff in relation to sustainability and carbon neutral initiatives. An environmental committee has also been established to facilitate Hesperia's sustainability initiatives.

Staff are also encouraged to use technology for 'business as usual' activities to reduce our carbon emissions (e.g. video conferencing for meetings to reduce travel and tablets or laptops instead of printing). A recent refurbishment of our offices was designed to encourage these conscious practices.

Table 1 below outlines our carbon emissions reduction initiatives:

Emission source	Emission Reduction Target	Initiatives	Progress To Date	Target Year
Stationary Energy: Electricity	100% reduction (absolute)	Corporate Office to be powered 100% by renewables, through: <ul style="list-style-type: none"> - onsite solar PV generation - Green Power Purchase Year-on-year maintenance of 100% renewables supplied for stationary energy. Provision of 100% renewable electricity for EV charging via the head office's base build supplies.	No natural gas consumed. Electricity in FY20/21 already at 49% voluntary onsite and offsite renewables: New solar PV systems installed spring 2021: 15kVA/20kW behind the tenancy meter, plus 15kVA/20kW behind the base build meter. 100% NaturalPower purchased for the tenancy since late 2021. 100% Climate Active Carbon-Neutral power purchased for the base build since June 2022.	2021/22 (on track)
Land Transport: Employee Commuting	20% reduction (relative to staff numbers)	Support staff to switch to electric vehicles and increase active transport options. By the end of FY2021–22: Hesperia will have installed at least four charge points at the head office to further reduce emissions of electric vehicles. Hesperia will have also expanded the End-of-Trip provisions by 20% in collaboration with the base building owner.	Initial baseline survey conducted.	2022/23

Air Travel	50% reduction (relative to staff numbers)	Promote virtual meetings in lieu of in person meetings where possible. Purchase Climate Active certified carbon neutral air tickets where unavoidable.	Policy promoting virtual meetings implemented.	2023/24
Waste to landfill and recycling	10% reduction (relative to staff numbers)	Introduce categorical bins to improve recycling efficiency, including segregation of soft plastics from containers. Introduce a compost bin to reduce waste to landfill.	Monitoring in place by base build waste contractors.	2022/23
Office Equipment: Paper	100% reduction	All paper is either FSC or from recycled sources. All paper is carbon-neutral certified. Promote minimization of paper use. Promote document signature software to (e.g DocuSign).	Monitoring paper use via sole supplier.	2022/23
Goods and Services: ICT and Professional Services	30% reduction (relative to \$ spend)	Procure carbon-neutral certified products and services where viable. Procure products and services from organisations that are Climate Active certified or operate in buildings that are either low carbon (NABERS Energy 5.5 stars or higher) or are Climate Active carbon-neutral certified. Prefer low carbon or locally prepared goods and services.	Initial baseline set.	2025/26

All the targets listed above, and including the accounting of benefits of voluntary renewable electricity actions already implemented during the FY20/21, a reduction in the order of 25 to 30% appears within reach over a short timeframe of 5 years.

After reducing all sources where reductions are possible, remaining emissions are compensated year on year through the purchase of carbon offsets.

5. EMISSIONS SUMMARY

Use of Climate Active carbon neutral products and services

The base building at 338 Barker Street servicing the Hesperia head office on Part Level 3 has been procuring Climate Active certified carbon-neutral electricity by AGL/Perth Energy since 1st June 2021. The amount of actual carbon-neutral electricity consumed by Hesperia is provided in Appendix B at the bottom.

Organisation emissions summary

The electricity summary is available in the Appendix B. Electricity emissions were calculated using a market-based approach.

Row Labels	Sum of Total Emissions (TCO2e)
Accommodation and facilities	4.963
Air Transport (fuel)	0.000
Air Transport (km)	5.692
Bespoke	0.000
Carbon neutral products and services	0.000
Cleaning and Chemicals	0.000
Construction Materials and Services	0.000
Electricity	23.880
Food	0.000
Horticulture and Agriculture	0.000
ICT services and equipment	41.759
Land and Sea Transport (fuel)	0.000
Land and Sea Transport (km)	25.598
Machinery and vehicles	0.000
Office equipment & supplies	1.356
Postage, courier and freight	2.527
Products	0.000
Professional Services	85.423
Refrigerants	0.000
Roads and landscape	0.000
Stationary Energy	0.000
use for duplicates	0.000
Waste	5.342
Water	0.310

Working from home	0.000
Grand Total	196.850

Uplift factors

An uplift factor is an upwards adjustment to the total carbon inventory to account for relevant emissions, which can't be reasonably quantified or estimated. This conservative accounting approach helps ensure the integrity of the carbon neutral claim.

Reason for uplift factor	tCO ₂ -e
Uplift to account for non-quantified sources where data is unavailable	16.732
<i>Total footprint to offset (uplift factors + net emissions)</i>	213.583

6. CARBON OFFSETS

Offsets strategy

This is Hesperia Property Pty Ltd's first carbon neutral certification. For the initial reporting period FY20/21, we have opted for an arrears offset purchasing strategy. This approach will be used for following years as well.

Offset purchasing strategy: In arrears

1. Total offsets previously forward purchased and banked for this report	0
2. Total emissions liability to offset for this report	214
3. Net offset balance for this reporting period	214
4. Total offsets to be forward purchased to offset the next reporting period	0
5. Total offsets required for this report	214

Co-benefits






Hesperia completes a comprehensive identification and selection process in order to purchase offsets that are aligned with the organisation's ethos and operational objectives. Hesperia also involves staff in the selection of projects from which offsets are purchased.

Hesperia has an offset policy in place that aims to maximise co-benefits from our offset spend. This certification's offset are distributed as follows

1. Biodiverse Reforestation Carbon Offsets Yarra Yarra Biodiversity Corridor, Western Australia (100% of carbon account, however, these units are not eligible under Climate Active certification – As such, these are stapled to the eligible units from the project below):

The Yarra Yarra Biodiversity Corridor is a native reforestation project located in Southwest Australia. The table indicates the co-benefits of this project and how this project contributes to the United Nation SDGs.

As land use and forestry activities are recognised as requiring high levels of upfront finance to source land, to plant and to manage, we have supplemented local biodiverse reforestation carbon offsets from the Yarra Yarra Biodiversity Corridor with Climate Active eligible renewable energy offset units.

Co-benefits category	Core co-benefit	Co-benefit description/nature of potential co-benefit	UN Sustainable Development Goals	
Environment	Biodiversity / ecosystem services	The Yarra Yarra project reconnects and restores fragmented and declining (remnant) woodland and shrubland which provides habitat for threatened flora and fauna.	Goal 15: Life on land	
	Water Quality	Water quality is assumed to improve due to reduced surface runoff and reduction in sediment and nutrient loads in water catchments. Groundwater levels and salt concentrations are also expected to reduce over time.	Goal 6: Clean Water and Sanitation	
	Soil Quality	Soil quality of the Yarra Yarra project area is expected to improve over time with soil organic matter increasing and salt concentrations declining.	Goal 15: Life on land	
Economic	Local Employment and Skills	The establishment of plantations and conservation areas creates employment opportunities and skills development during the preparation, planting, management of the Yarra Yarra project.	Goal 3: Good Health and Well-being Goal 4: Quality Education Goal 8: Decent Work and Economic Growth Goal 17: Partnerships for the goals	
Social	Indigenous cultural heritage	The Yarra Yarra project recognises and continues to protect significant cultural heritage sites that are located in the project area. This is assumed to strengthen cultural heritage and support spiritual re-connection to country which potentially has positive impacts on mental health and wellbeing of indigenous communities.	Goal 3: Good Health and Well-being Goal 17: Partnerships for the goals	

2. Renewable Energy Hebei Chengde Weichang Yudaokou Ruyihe Wind Power Project, China (100% of carbon account)

The wind farm in Hebei Chengde Weichang Yudaokou Ruyihe is reducing greenhouse gas emissions by providing clean energy that replaces fossil fuel power sources. It consists of the installation of 33 sets of 1.5MW wind turbine-generators (WTGs) and 75 sets of 2MW WTGs to generate renewable electricity with zero emissions. Consequently, the project will also contribute to the sustainable development of the local community by means of reducing the emission of other pollutants resulting from the power generation industry in China. Additionally, this will allow the creation of local employment opportunities (both short and long term).



Affordable and clean energy

Clean energy for the regional grid with no waste and fuel requirements.



Decent Work and Economic Growth

Long-term infrastructure development for the region and its people.



Climate action

Reducing greenhouse gas emissions by replacing fossil fuel electricity sources.

Offsets summary

Proof of cancellation of offset units

Offsets cancelled for Climate Active Carbon Neutral Certification										
Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Eligible quantity (tCO ₂ -e)	Quantity used for previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period claim	Percentage of total (%)
Biodiverse Reforestation Carbon Offsets Yarra Yarra Biodiversity Corridor, Western Australia [Stapled to]			28 and 29 April 2022	12PWA261450B - 12PWA261663B		0 eligible (of 214 purchased)	-	-	-	-
CN-7624 Renewable Energy Hebei Chengde Weichang Yudaokou Ruyihe Wind Power Project, China	CDM-CER	ANREU	28 th April 2022	1,117,249,564 – 1,117,249,676	Vintage CP2 (2016-2019)	113	0	0	113	52.8%
CN-7624 Renewable Energy Hebei Chengde Weichang Yudaokou Ruyihe Wind Power Project, China	CDM-CER	ANREU	29 th April 2022	1,117,249,677 – 1,117,249,777	Vintage CP2 (2016-2019)	101	0	0	101	47.2%
Total offsets retired this report and used in this report									214	
Total offsets retired this report and banked for future reports								0		
Type of offset units		Quantity (used for this reporting period claim)				Percentage of total				
Certified Emissions Reductions (CERs)						100%				

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

The organization did not surrender any RECs voluntarily in this reporting period. It is understood that any RECs surrendered by others in relation to LRET, GreenPower and jurisdictional renewables are not to be reported here.

The following RECs have been surrendered to reduce electricity emissions under the market-based reporting method.

1. Large-scale Generation certificates (LGCs)*	N/A
2. Other RECs	N/A

* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the LRET, GreenPower, and jurisdictional renewables.

Project supported by LGC purchase	Eligible units	Registry	Surrender date	Accreditation code (LGCs)	Certificate serial number	Generation year	Quantity (MWh)	Fuel source	Location
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total LGCs surrendered this report and used in this report									

APPENDIX A: ADDITIONAL INFORMATION

N/A

APPENDIX B: ELECTRICITY SUMMARY

Electricity emissions are calculated using a market-based approach.

Location-based method

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

Market-based method

The market-based method provides a picture of a business's electricity emissions in the context of its renewable energy investments. It reflects the emissions intensity of different electricity products, markets and investments. It uses a residual mix factor (RMF) to allow for unique claims on the zero emissions attribute of renewables without double-counting.

Market Based Approach Summary			
Market Based Approach	Activity Data (kWh)	Emissions (kgCO ₂ e)	Renewable Percentage of total
Behind the meter consumption of electricity generated	22,145	0	38%
Total non-grid electricity	22,145	0	38%
LGC Purchased and retired (kWh) (including PPAs & Precinct LGCs)	0	0	0%
GreenPower	6,741	0	12%
Jurisdictional renewables (LGCs retired)	0	0	0%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	0	0	0%
Large Scale Renewable Energy Target (applied to grid electricity only)	6,851	0	12%
Residual Electricity	22,610	24,263	0%
Total grid electricity	36,203	24,263	23%
Total Electricity Consumed (grid + non grid)	58,347	24,263	61%
Electricity renewables	35,737	0	
Residual Electricity	22,610	24,263	
Exported on-site generated electricity	491	-383	
Emission Footprint (kgCO ₂ e)		23,880	
Total renewables (grid and non-grid)	61.25%		
Mandatory	11.74%		
Voluntary	11.55%		
Behind the meter	37.95%		
Residual Electricity Emission Footprint (TCO₂e)	24		

Figures may not sum due to rounding. Renewable percentage can be above 100%

Location Based Approach Summary

Location Based Approach	Activity Data (kWh)	Emissions (kgCO2e)
ACT	0	0
NSW	0	0
SA	0	0
Vic	0	0
Qld	0	0
NT	0	0
WA	36,203	25,342
Tas	0	0
Grid electricity (scope 2 and 3)	36,203	25,342
ACT	0	0
NSW	0	0
SA	0	0
Vic	0	0
Qld	0	0
NT	0	0
WA	22,145	0
Tas	0	0
Non-grid electricity (Behind the meter)	22,145	0
Total Electricity Consumed	58,347	25,342

Emission Footprint (TCO2e)

25

Climate Active Carbon Neutral Electricity summary

Carbon Neutral electricity offset by Climate Active Product	Activity Data (kWh)	Emissions (kgCO2e)
Electricity sold by AGL, PowerDirect and Perth Energy (Opt in)	1,566	0

Climate Active carbon neutral electricity is not renewable electricity. The emissions have been offset by another Climate Active member through their Product certification.

APPENDIX C: INSIDE EMISSIONS BOUNDARY

Non-quantified emission sources

The following sources emissions have been assessed as relevant, are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. These emissions are accounted for through an uplift factor. They have been non-quantified due to one of the following reasons:

1. **Immaterial** <1% for individual items and no more than 5% collectively
2. **Cost effective** Quantification is not cost effective relative to the size of the emission but uplift applied.
3. **Data unavailable** Data is unavailable but uplift applied. A data management plan must be put in place to provide data within 5 years.
4. **Maintenance** Initial emissions non-quantified but repairs and replacements quantified.

Relevant-non-quantified emission sources	(1) Immaterial	(2) Cost effective (but uplift applied)	(3) Data unavailable (but uplift applied & data plan in place)	(4) Maintenance
Cleaning and Chemicals (Cleaning Services)	No	No	Yes (uplift applied & data plan in place)	No
Food (Events and Meals Out)	No	No	Yes (uplift applied & data plan in place)	No
Office Equipment (excl. paper)	No	No	Yes (uplift applied & data plan in place)	No
Refrigerants	No	No	Yes (uplift applied & data plan in place)	No
Work From Home	Yes	No	Yes (uplift applied & data plan in place)	No

APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

Excluded emission sources

The below emission sources have been assessed as not relevant to an organisation's or precinct's operations and are outside of its emissions boundary. These emissions are not part of the carbon neutral claim. Of those sources, that must in all cases be tested for relevance, the following ones have been excluded for obvious reasons:

- Upstream Scope 3 emissions from **Fuel and Energy-Related Activities**: The organization does not purchase or acquire fuels and energy beyond the grid electricity already reported for the head office building (Natural gas: no natural gas supplied to head office building; grid electricity: already includes Scope 3 emissions associated with transmission and distribution losses).
- Downstream Scope 3 emissions from **Investments**: The organization does not hold investments under its operational control. All owned and/or managed properties (residential, retail, commercial and industrial) that form Hesperia's project portfolios of properties are outside the scope of this assessment because they are either held temporarily or held by separate organisational entities and treated as development projects

Emission sources considered for relevance must be included within the certification boundary if they meet two of the five relevance criteria. Those which only meet one condition of the relevance test can be excluded from the certification boundary.

Emissions tested for relevance are detailed below against each of the following criteria:

1. **Size** The emissions from a particular source are likely to be large relative to the organisation's electricity, stationary energy and fuel emissions
2. **Influence** The responsible entity has the potential to influence the reduction of emissions from a particular source.
3. **Risk** The emissions from a particular source contribute to the organisation's greenhouse gas risk exposure.
4. **Stakeholders** Key stakeholders deem the emissions from a particular source are relevant.
5. **Outsourcing** The emissions are from outsourced activities previously undertaken within the organisation's boundary, or from outsourced activities typically undertaken within the boundary for comparable organisations.

Emission sources tested for relevance	(1) Size	(2) Influence	(3) Risk	(4) Stakeholders	(5) Outsourcing	Included in boundary?
Capital Goods	No	Yes	No	No	No	No
Fuel and energy related activities	No	No	No	No	No	No
Upstream transportation and distribution	No	Yes	No	No	No	No
Downstream transportation and distribution	No	No	No	No	No	No
Processing of sold products	No	No	No	No	No	No
Use of sold products	No	No	No	No	No	No
End-of-life treatment of sold products	No	No	No	No	No	No
Downstream leased assets	No	No	No	No	No	No
Franchises	No	No	No	No	No	No
Investments	No	Yes	No	No	No	No



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