

## Climate Active Carbon Neutral certification

### Public Disclosure Statement



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** Impact Investment Group

**Building / Premises name:** 25 King St Bowen Hills Qld 4006

**Building owner:** The Trustee for IIG K5 Property Trust 11 Princes St St Kilda VIC 3182  
*(delete if the same as applicable responsible entity)*

**Corresponding NABERS Energy Rating number** N66728

This building 25 King St Bowen Hills QLD 4006 has been Certified by NABERS against the Australian Government’s Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period Enter 29/04/2023 to 29/04/2024.

<b>Total emissions offset</b>	476 tCO2-e
<b>Offsets bought</b>	74% VCU, 26% ACCU
<b>Renewable electricity</b>	18.6% of electricity is from renewable sources

### Emissions Reduction Strategy

25 King St Bowen Hills, QLD has achieved a NABERS Energy rating of 6.0 stars without GreenPower.

Expires 29/04/2024

## Reporting Year Period

The rating period / reporting year  
12 consecutive months of data used to calculate the NABERS Star rating.

01/01/2022  
to  
31/12/2022

# 1. Carbon Neutral Information

## 1A Introduction:

*The Impact Investment Group (IIG) is a private property funds management business and an officially certified B Corporation. Their investments in properties and renewable energy infrastructure generate social, environmental and commercial returns. They identify investment opportunities that offer commercial returns while creating a positive social and environmental impact.*

### **Impact Investment Group carbon neutral journey**

*Impact Investment Group is a leading Australian impact investment funds manager. We want to prove that finance can be a force for good. That finance can be great for people and great for the planet. We believe that aiming for systemic change is our path to meaningful environmental and social impact. We therefore work in the context of broader impact themes.*

### **Sustainable Cities**

*We're working to make buildings, towns and cities sustainable, inclusive and beautiful. We've invested in green buildings and run ambitious rejuvenation projects.*

### **Clean Energy**

*We see a future where energy is 100% renewable, affordable and universally accessible. We've helped fund wind and solar farms across Australia.*

### **Empowered People**

*We believe it is important to harness business and investment to support and empower people. Through our start-up and real estate investments we are supporting and co-designing positive outcomes for people and a range of communities.*

### **Regenerated Land, Water and Air**

*We know we are interdependent with, and intrinsically connected to, our natural environment. We're investing in agriculture, renewable energy and start-ups that help restore the vitality of our ecological systems, including how we regenerate our soil and land, value water as a natural resource, and contribute to cleaner air.*

*As impact investors, we aim for financial returns alongside measurable, intentional environment and/or social benefits. We help individuals, family offices, foundations and superannuation funds invest in line with their values, and support them to move further towards impact.*

*25 King Street boasts innovative design and state-of-the-art technology, with extensive use of engineered timber. The developer, Lendlease, has delivered an office tower of the highest quality with leading sustainability features.*

*25 King Street is the Queensland headquarters of Aurecon, a global engineering and environmental consultancy firm, who has committed to occupy the building as its anchor tenant for 10 years.*

*Ensuring 25 King St as Climate Active Carbon Neutral is a natural extension of our ethos.*



*Pleasingly in 2021 the building was recognized by the Council of Tall Buildings & Urban Habitat (CTBUH) as the best new building in the world under 100m. The CTBUH Annual Awards program recognizes projects and individuals that have made extraordinary contributions to the advancement of tall buildings and the urban environment, and that achieve sustainability at the highest and broadest level.*

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or Whole Building.	Base Building
		<input type="checkbox"/>
The Responsible Entity has defined a set building’s emissions boundary (in terms of geographic boundary, building operations, relevance & materiality) as including the following emission sources		Scope 1: Refrigerants, Gas/Fuels Scope 2: Electricity Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.
If any additional emission sources were included, please outline		Transport and waste transport emissions
If an emission source cannot be quantified, please outline why		Transport and waste transport emissions are not included due to a lack of robust data collection and calculation methods, inclusion is not practical or technically feasible at this time.



## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	0
Scope 1: Natural gas	1.726
Scope 1: Diesel	1.152
Scope 2: Electricity	372.379
Scope 3: Natural gas, diesel and electricity	41.163
Scope 3: Water and Wastewater	9.958
Scope 3: Waste	49.142
<b>Total Emissions</b>	<b>476</b>

\*The emissions associated with these Products and Services have been offset on their behalf. A list of these can be found on the Climate Active website:

<https://www.climateactive.org.au/buy-climate-active/certified-brands>

### 3. Carbon Offsets Summary

Table 4. Offsets retired										
Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity (tCO2 –e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
<b>Ningxia Xiangshan Wind Farm Project</b>	VCU	VERRA	26/04/2023	<a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=202607">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=202607</a>	2022	375	375	22	353	74%
<b>North Kimberley Pastoral Lease Carbon Abatement</b>	ACCU	ANREU	03/05/2023	8,343,230, 240-8,343,230, 362	2022	123	123	0	123	26%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									476	
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								0		



\* If a hyperlink is not feasible, please send NABERS a screenshot of retirement, or attach as an appendix.

\*\* Quantity is defined as the number of offsets purchased, regardless of eligibility. For example, Yarra Yarra biodiversity credits are not eligible under Climate Active unless they are stapled to eligible offsets. Therefore the quantity of the Yarra Yarra credits could be entered here, however 0 would be put in the eligible quantity column.

\*\*\* Eligible Quantity is the total Climate Active eligible quantity purchased. For all eligible offsets, this is the same number as per the quantity cell.

## 4. Renewable Energy Certificate (REC) Summary

### Renewable Energy Certificate (REC) summary

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

1. Large-scale Generation certificates (LGCs)*	0
2. Other RECs	0

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

Table 6. REC information									
Project supported by REC purchase	Eligible units	Registry	Surrender date	Accreditation code (LGCs)	Certificate serial number	REC creation date	Quantity (MWh)	Fuel source	Location
0	0	0	0	0	0	0	0	0	0
Total LGCs surrendered this report and used in this report							0		



## Appendix A: Electricity Summary

Electricity emissions are calculated using market-based approach

### 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.

Marked Based Approach		
<b>Total renewables (onsite and offsite) (cell D45)</b>	95,084	<b>kWh</b>
Mandatory * (RET) (cell D32)	95,084	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D40+D43)	0	kWh
Onsite renewable energy exported (cell D41)	0	kWh
<b>Total residual electricity (cell D38)</b>	<b>415,024</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>18.6</b>	<b>%</b>
Market Based Approach Emissions Footprint (cell M47)	413188	kgCO <sub>2</sub> -e

### Note

The categories can include:

\* Mandatory - contributions from the Large-scale Renewable Energy Target and jurisdictional renewable electricity targets (if matched by LGC surrenders).

\* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

## Appendix B: Screenshots of offsets purchased

<b>Transaction ID</b>	AU27176
<b>Current Status</b>	Completed (4)
<b>Status Date</b>	03/05/2023 10:13:02 (AEST) 03/05/2023 00:13:02 (GMT)
<b>Transaction Type</b>	Cancellation (4)
<b>Transaction Initiator</b>	Stuart, Benjamin Mathew Clarke
<b>Transaction Approver</b>	Rockliff, Nathan Stephen
<b>Comment</b>	A surrender of 123 ACCUs for 25 King St, Bowen Hills QLD 4006, The Trustee for IIG K5 Property Trust (Managed by JLL). Reporting period CY2022 - NABERS Base Building Carbon Neutral submission

  

Transferring Account		Acquiring Account	
<b>Account Number</b>	AU-2321	<b>Account Number</b>	AU-1068
<b>Account Name</b>	Carbon Financial Services Pty. Ltd.	<b>Account Name</b>	Australia Voluntary Cancellation Account
<b>Account Holder</b>	Carbon Financial Services Pty. Ltd.	<b>Account Holder</b>	Commonwealth of Australia

  

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			<a href="#">EOP100894</a>					2021-22		8,343,230,240 - 8,343,230,362	123

  

Status Date	Status Code
03/05/2023 10:13:02 (AEST) 03/05/2023 00:13:02 (GMT)	Completed (4)
03/05/2023 10:13:02 (AEST)	Proposed (1)

This email is to acknowledge that on Apr 26 2023 6:08AM, NetZero retired 375 Verra Registry Verified Carbon Standard VCU. The VCU were issued in accordance to Verified Carbon Standard protocols. The issuance and ownership of these instruments are tracked in Verra Registry using unique serial numbers to prevent double counting or double selling. Details about the instruments are listed below.

Quantity of Retired VCU: 375

Serial Numbers: 14760-627221103-627221477-VCS-VCU-997-VER-CN-1-1867-01012022-31082022-0

Date of Retirement: Apr 26 2023 6:08AM

Beneficial Owner: 25 King St, Bowen Hills QLD 4006, IIG K5 Property Trust (Managed by JLL)

Retirement Reason Details: This VCU surrender of 375 certificates is for 25 King St, Bowen Hills QLD 4006, IIG K5 Property Trust (Managed by JLL) against the reporting period of CY2022 (Jan-1 to Dec-31) and is to be included in the NABERS Base Building Carbon Neutral Building submission for the period.

Public URL: <https://registry.verra.org/myModule/rpt/myrat.asp?r=206&h=202602>

Ningxia Xiangshan Wind Farm Project

Project Type: Energy industries (renewable/non-renewable sources)

Project Country/Area: CN

Visit <https://verra.org> for more information about the Verra Registry. You can view public reports listing retired units and additional information about the project, including project documentation.





—Report end—

