

## Climate Active Carbon Neutral certification

### Public Disclosure Statement



#### THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

<b>Responsible entity name:</b>	Clarence Property Diversified Fund
<b>Building / Premises name:</b>	183 Varsity Parade
<b>Building owner:</b> <i>(delete if the same as applicable responsible entity)</i>	Clarence Property
<b>Building Address:</b>	183 Varsity Parade, Varsity Lakes QLD 4227
<b>NABERS Rating number:</b>	OF29566

This building 183 Varsity Parade has been Certified Carbon Neutral Office (Base Building) by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 01/01/2024 to 31/12/2024.

<b>Total emissions offset</b>	180 tCO <sub>2</sub> -e
<b>Offsets bought</b>	100% VCUs
<b>Renewable electricity</b>	76% of electricity is from renewable sources

#### Emissions Reduction Strategy

183 Varsity Parade has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 31<sup>st</sup> December 2024

## Reporting Year Period

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

01/10/2022  
to  
30/09/2023

# 1. Carbon Neutral Information

## 1A Introduction:

*183 Varsity Parade is a 3,193m2, two level commercial office building with a pathway to carbon neutrality including achieving a 5.5 star NABERS rating, the installation of 100kW of solar on it's roof, energy saving initiatives like the install of LED lighting, photoelectric cells, carbon monoxide monitoring and a building management system, combined with the purchase of carbon credits to offset the residual carbon footprint that the base building occupies. The property is owned by Clarence Property Diversified Fund and managed by Clarence Property. Clarence Property are one of regional Australia's leading property funds management businesses. Our team of property professionals manage a portfolio of property in excess of \$650 million. Our core objective is to build investor wealth through careful identification, acquisition and development of profitable commercial property and residential sub-division opportunities and the sound management and delivery of those property investments. Sustainability and associated initiatives are an intrinsic part of our property activities and reflect our ongoing commitment to having a positive environmental and social impact in the locations we own, manage and develop property.*

## 1B Emission sources within certification boundary

**Table 1. Emissions Boundary**

The Building has achieved Carbon Neutral Certification for the	Base Building; or	<input checked="" type="checkbox"/>
	Whole 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.



## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	<b>26.081</b>
Scope 1: Natural gas	0
Scope 1: Diesel	0
Scope 2: Electricity	74.133
Scope 3: Natural gas, diesel and electricity	8.124
Scope 3: Water and Wastewater	3.396
Scope 3: Waste	67.496
<b>Total Emissions</b>	<b>180</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 (tCO <sub>2</sub> –e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Ningxia Xiangshan Wind Farm Project	VCU	VERRA	7/12/2023	14760-627241961-627242045-VCS-VCU-997-VER-CN-1-1867-01012022-31082022-0 / <a href="#">Verra Registry</a>	01/01/2022 - 31/08/2022	85	85	0	85	47.22%
INSTALLATION OF HIGH EFFICIENCY WOOD BURNING COOKSTOVES IN MALAWI	VCU	VERRA	7/12/2023	14224-563763648-563763736-VCS-VCU-1289-VER-MW-3-2342-16102021-31122021-0 / <a href="#">Verra Registry</a>	16/10/2021 - 31/12/2021	89	89	0	89	49.44%
Ningxia Xiangshan	VCU	VERRA	7/12/2023	14760-627231755-627231760-VCS-VCU-	01/01/2022 - 31/08/2022	6	6	0	6	3.33%



Wind Farm Project				997-VER-CN-1-1867-01012022-31082022-0 / <a href="#">Verra Registry</a>						
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									180	
<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)*	84
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
Redmud Green Energy 65 - Solar - SA	LGC	REC Registry	7 Dec 2023	SRPVSAD4	728-811	2023	84	Solar	SA, Australia
Total LGCs surrendered this report and used in this report							84		



## 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>	<b>269,253</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	38,416	kWh
Voluntary *		
- LGCs voluntarily surrendered (cell D36+D37)	84,000	kWh
- GreenPower purchases (cell D34)		
Onsite renewable energy consumed (cell D40+D43)	146,837	kWh
Onsite renewable energy exported (cell D41)	0	kWh
<b>Total residual electricity (cell D38)</b>	<b>83,679</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>76</b>	<b>%</b>
Market Based Approach Emissions Footprint (cell M47)	82,257	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.

—Report end—

