

Climate Active Carbon Neutral certification

Public Disclosure Statement



An Australian Government Initiative



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:

The Trustee for IIG K5 Property Trust

Building / Premises name:

0

Building Address:

25 King St , Bowen Hills, QLD 4006

Corresponding NABERS Energy Rating number

OF31270

This building has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 01/5/2024 to 30/4/2025.

Total emissions offset	344 tCO2-e
Offsets bought	0.00% ACCUs, 100.0% VCU, 0.0% CERs, 0.0% VERs, 0.0% RMUs
Renewable electricity	56.06% of electricity is from renewable sources

Emissions Reduction Strategy

25 King St has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 30th of April 2025

Reporting Year Period

The rating period / reporting year

1/01/2023

12 consecutive months of data used to calculate the NABERS Star rating.

to

31/12/2023

1. Carbon Neutral Information

1A Introduction:

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

1B Emission sources within certification boundary

Table 1. Emissions Boundary	
The Building has achieved Carbon Neutral Certification for the	Base Building; or Whole Building.
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	<input checked="" type="checkbox"/> Scope 1: Refrigerants, Gas/Fuels <input type="checkbox"/> Scope 2: Electricity <input type="checkbox"/> Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.

Table 2. Declaration of excluded emissions

All emissions sources within the geographic boundary of the building that are excluded from the emissions boundary of this claim are declared below.

Emissions sources not included in this carbon neutral claim	Description & justification of the exclusion



2. Emissions Summary

Table 2. Emissions Source – Summary

	t CO ₂ –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	2.1
Scope 1: Diesel	0.6
Scope 2: Electricity	265.5
Scope 3: Natural gas	0.4
Scope 3: Diesel	0.1
Scope 3: Electricity	29.1
Scope 3: Waste	34.4
Scope 3: Water and Wastewater	11.4
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	344

*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	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
							(tCO ₂ -e) (total quantity retired) ***			
Ningxia Xiangshan Wind Farm Project	VCU	Verra	22/05/2024	15975-732267043-732267388-VCS-VCU-997-VER-CN-1-1867-01012022-31082022-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=243574	01/01/2022 - 31/08/2022	340	340	0	340	98.8%
Ningxia Xiangshan Wind Farm Project	VCU	Verra	22/05/2024	14760-627242057-627242060-VCS-VCU-997-VER-CN-1-1867-01012022-31082022-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=235997	01/01/2022 - 31/08/2022	4	4	0	4	1.2%
TOTAL Eligible Quantity used for this reporting period claim									344	
TOTAL Eligible Quantity banked for future reporting periods								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)*	100
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* 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.

Project supported by REC purchase	Eligible units	Registry	Surrender date	Certificate serial number	Accreditation code (LGCs)	REC creation date	Quantity (MWh)	Quantity used for this reporting period (MWh)	Quantity banked for future reporting (MWh)	Fuel source	Location
Robinvale Solar - Solar Energy - VIC	LGC	REC	27/05/2024	1-100	SRPVVCW0	45439	100	100	0	Solar	Robinvale Solar - Solar Energy - VIC
Total LGCs surrendered this report and used in this report								100			

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	
Total renewables (onsite and offsite) (cell D45)	377,512 kWh
Mandatory * (RET) (cell D32)	101,651 kWh
LGCs voluntarily surrendered (cell D36+D37)	100,000 kWh
GreenPower voluntarily purchased (cell D34)	47,763 kWh
Onsite renewable energy consumed (cell D40+D43)	128,098 kWh
Onsite renewable energy exported (cell D41)	0 kWh
Total residual electricity (cell D38)	295,922 kWh
Percentage renewable electricity – (cell D46)	56.06%
Market Based Approach Emissions Footprint (cell M47)	294,612 kgCO ₂ -e
Location Based Approach	
Location Based Approach Emissions Footprint (cell L47)	479,895 kgCO ₂ -e

Note

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

Appendix B: Waste Data Quality

For all Climate Active Carbon Neutral claims made via the NABERS pathway, the quality of waste data is evaluated to determine the accuracy and integrity of the calculated emissions from the building's waste. Waste data quality is categorised into one of five tiers ranging from poor to excellent.

Emissions from waste make up 10.00% of this claim's total emissions

The quality of waste emissions data for this claim is categorised as:

Excellent
Good
Acceptable
Basic
Poor

Appendix C: Refrigerant assessment details

Refrigerant emissions represent the global warming potential of refrigerant gases lost to atmosphere from the building's airconditioning and/or refrigeration equipment. There are two methods for accounting for refrigerant emissions, including:

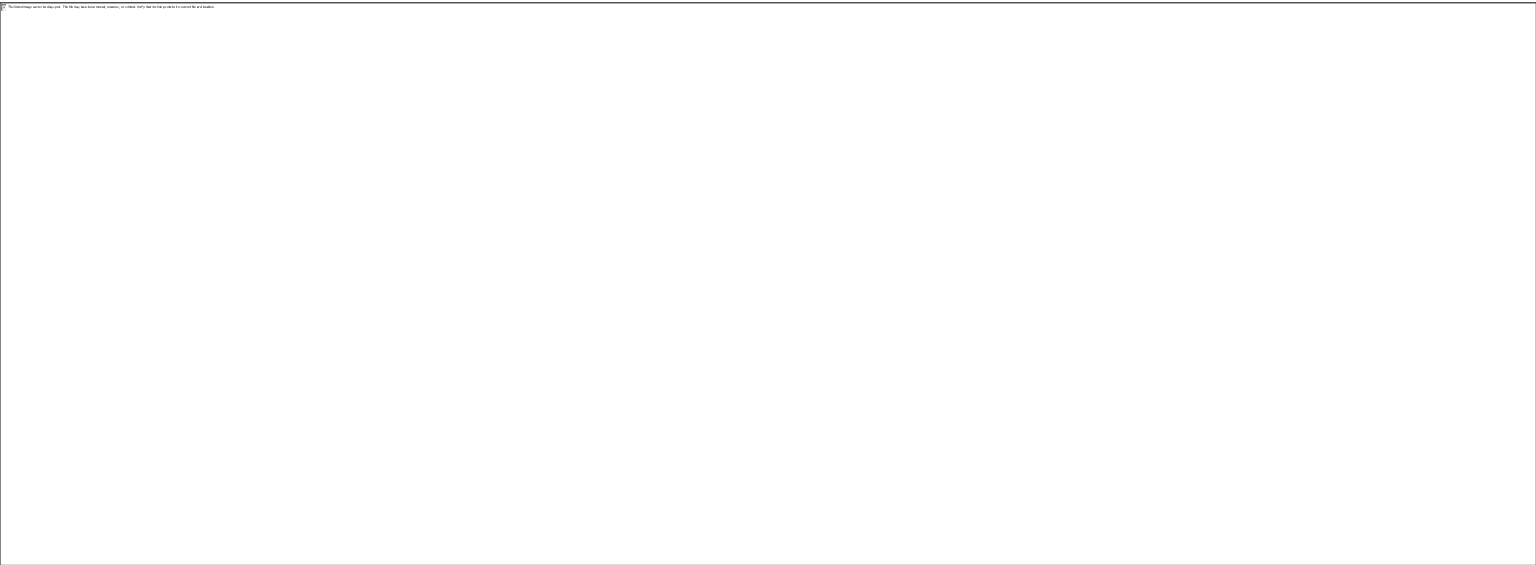
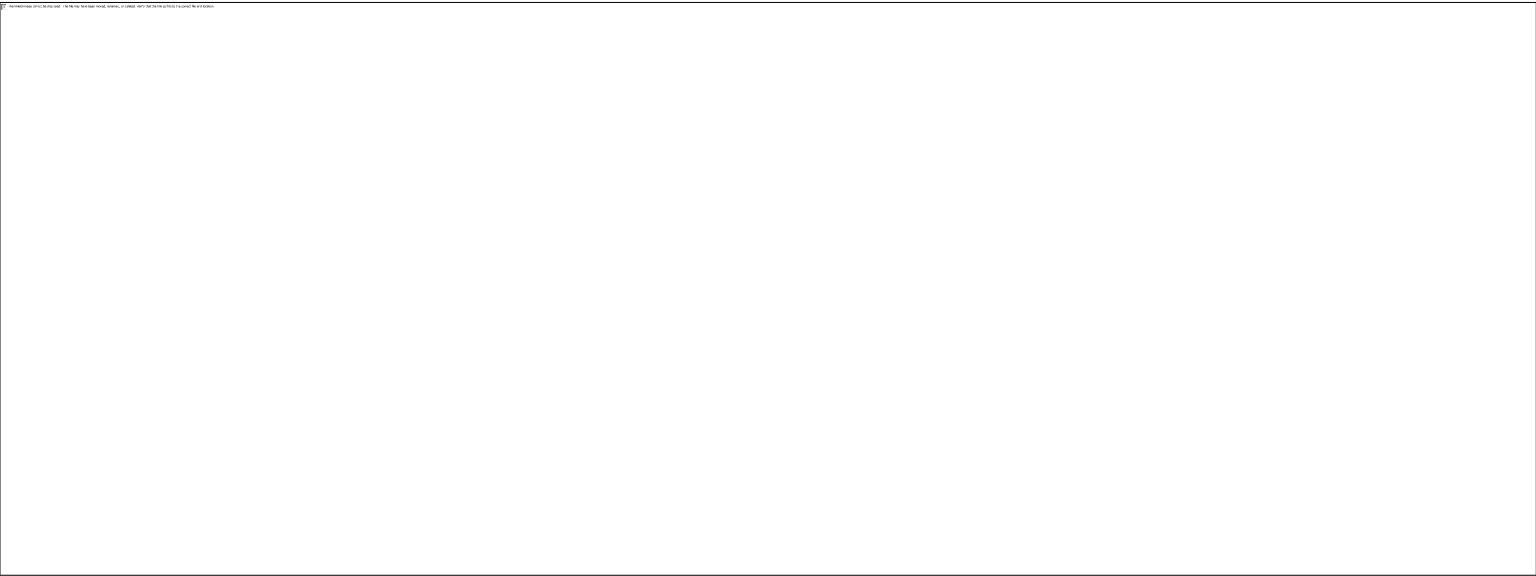
Method 1 – Estimation based on a default annual leakage rate

Method 2 – Approximation based on records of top-ups"

Refrigerant emissions make up 0.00% of this claim's total emissions. Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO ₂ -e)
Method 1	Method 1 not applied
Method 2	Method 2 not applied
Total	0.00

Appendix D: Screenshots of offsets purchased



Report end

