

## Climate Active Carbon Neutral certification

## Public Disclosure Statement



An Australian Government Initiative



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

**Responsible entity name:** Abacus Funds Management Limited

**Building / Premises name:** 51 Allara St

**Building Address:** 51 Allara St, Canberra, ACT 2600

**Corresponding NABERS Energy Rating number** OF31553

This building 51 Allara St 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 07/5/2024 to 06/5/2025.

<b>Total emissions offset</b>	170 tCO <sub>2</sub> -e
<b>Offsets bought</b>	100.00% ACCUs, 0.0% VCUs, 0.0% CERs, 0.0% VERs, 0.0% RMUs
<b>Renewable electricity</b>	100.00% of electricity is from renewable sources

## Emissions Reduction Strategy

51 Allara St has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 6th of May 2025

## Reporting Year Period

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

1/03/2023  
to  
29/02/2024

# 1. Carbon Neutral Information

## 1A Introduction:

As responsible corporate citizens Abacus Group understands the significance of addressing the environmental impacts from our business operations. Our approach to sustainability is based on a well-defined strategy, closely aligned with our sustainability and environmental policy. This strategy is designed to enhance business growth while acknowledging our responsibilities to all stakeholders and the environment.

Abacus Group aims to achieve Net Zero Emissions by 2030 for Scope 1 and Scope 2 office assets through a combination of energy efficiency, renewable energy sourcing, reduction of emissions and emissions offsetting for office assets under Abacus Group ownership and control. We do this by identifying, managing, and monitoring potential risks and opportunities presented by environmental risks across our portfolio.

For details in relation to specific initiatives being undertaken refer to the latest Abacus Group Sustainability Report.

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 <sub>2</sub> –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	82.4
Scope 1: Diesel	0.0
Scope 2: Electricity	0.0
Scope 3: Natural gas	20.9
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	55.8
Scope 3: Water and Wastewater	10.4
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>170</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	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
							(tCO <sub>2</sub> -e) (total quantity retired) ***			
Energy Efficient Lighting Project - ERF103278	ACCU	Australian National Registry of Emissions Units	13/06/2024	9004270836-9004271005	2023-24	170	170	0	170	100.0%
				See Screenshot in Appendix B						
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									170	
<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)*	31
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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
51 Allara Street Carbon Neutral Rating	LGC	REC	21/06/2024	198-213	SRPVSA07	2023	16	16	0	Solar	SA
51 Allara Street Carbon Neutral Rating	LGC	REC	21/06/2024	812-826	SRPVSA04	2023	15	15	0	Solar	SA
Total LGCs surrendered this report and used in this report								31			

## 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>424,329</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	79,056	kWh
LGCs voluntarily surrendered (cell D36+D37)	31,000	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>-209</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M47)	<b>-208</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	<b>335,055</b>	<b>kgCO<sub>2</sub>-e</b>

### Note

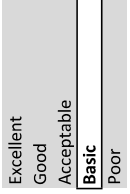
\* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

## 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 32.83% of this claim's total emissions

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



## 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 <sub>2</sub> -e)
Method 1	Method 1 not applied
Method 2	Method 2 not applied
<b>Total</b>	<b>0.00</b>

## Appendix D: Screenshots of offsets purchased



14 June 2024

VC202324-00495

To whom it may concern,

**Voluntary cancellation of units in ANREU**

This letter is confirmation of the voluntary cancellation of units in the Australian National Registry of Emissions Units (ANREU) by ANREU account holder, ENERGY ACTION (AUSTRALIA) PTY LTD (account number AU-1387).

The details of the cancellation are as follows:

<b>Date of transaction</b>	13 June 2024
<b>Transaction ID</b>	AU34212
<b>Type of units</b>	KACCU
<b>Total Number of units</b>	170
<b>Serial number range</b>	9,004,270,836 - 9,004,271,005
<b>ERF Project</b>	Energy Efficient Lighting Project - ERF103278
<b>Vintage</b>	2023-24
<b>Transaction comment</b>	Surrendered on the behalf of Abacus Property Services Pty Ltd, ABN 20 050 739 001 for property 51 Allara Street, Canberra, ACT, 2601.

Details of all voluntary cancellations in the ANREU are published on the Clean Energy Regulator's website. [Voluntary cancellations register](#) | [Clean Energy Regulator \(cer.gov.au\)](#).

If you require additional information about the above transaction, please email [CFR: RegistryContact@cer.gov.au](mailto:RegistryContact@cer.gov.au)

Yours sincerely,

David O'Toole  
ANREU and International  
NGER and Safeguard Branch  
Scheme Operations Division



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The Clean Energy Regulator has accepted the following voluntary surrender offer:

Account: NETTZERO PTY LTD

Offer ID: 8975

Surrender type: Voluntary

Number of certificates: 31 LGC(s)

Date of offer: 11/06/2024

Date of acceptance: 21/06/2024

Reason for voluntary surrender: Altruistic purposes

Surrender note: 31 LGCs retired for 51 Allara St, Canberra ACT 2601 for NABERS Carbon Neutral, rating period 01/03/2023 - 29/02/2024 on behalf of Abacus Property Group

Clean Energy Regulator note: Accepted

Certificates:

Accreditation code	Fuel source	Generation year	Creation year	Generator name	Generation state	Serial number range	Certificate quantity
SRPVSAD4	Solar	2023	2023	Redmud Green Energy 65 - Solar - SA SA		812-826	15
SRPVSAO7	Solar	2023	2023	Redmud Green Energy 93 - Solar - SA SA		198-213	16

These certificates have been accepted for voluntary surrender and permanently removed from the market under section 28A of the [Renewable Energy \(Electricity\) Act 2000](#).

Yours sincerely

REC Registry

—Report end—

